

PLANNING AND ZONING COMMISSION REGULAR MEETING JANUARY 10, 2023 - 05:30 PM CITY HALL-COUNCIL CHAMBERS 415 WEST UNIVERSITY DR. EDINBURG, TEXAS 78539

AGENDA

- 1. Call Meeting To Order, Establish Quorum
 - A. Prayer
 - B. Pledge of Allegiance
- 2. Certification of Public Notice
- 3. Disclosure of Conflict of Interest
- 4. Meeting Procedures

The following are the meeting procedures used by the Planning and Zoning Commission:

- A. All the items are generally considered as they appear on the agenda as each item is introduced.
- B. Staff will present its findings and recommendation on the item being considered.
- C. The party making the request may make a presentation and may address the Commission on any issues arising during the discussion of the item being considered.
- D. Anyone in the audience desiring to speak in favor or in opposition may do so. A 3-5 minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.
- E. Once the Chair closes the public hearing, the Commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feels to be appropriate.

5. **PUBLIC COMMENTS**

A. If you would like to participate under public comments, you must submit a request beginning at 9:00 A.M. the day of the meeting by (a) sending an email to PublicHearing@cityofedinburg.com or (b) calling the Planning & Zoning Department at 956-388-8202. All request should include your name, address, and telephone number. We ask for everyone's cooperation in following this procedure.

6. **MINUTES**

A. Consider Approval of the Minutes for December 13, 2022

7. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily and Urban (RM) District, being 3.09 acres out of Lot 12, Section 239, Texas-Mexican Railway Company's Survey Subdivision, located at 2728 North Jackson Road, as requested by Nehemias Cantú on behalf of Gloria Cantú
- B. Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, being 1.42 acres out of Lot 15, Section 276, Texas-Mexican Railway Company's Survey Subdivision, located at 710 South McColl Road, as requested by Ivan Garcia on behalf of GAC-YRC, LTD
- C. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily and Urban (RM) District, being 7.92 acres out of Lot 15, Section 276, Texas-Mexican Railway Company's Survey Subdivision, located at 710 South McColl Road, as requested by Ivan Garcia on behalf of GAC-YRC, LTD

8. **SUBDIVISIONS (VARIANCES)**

- A. Consider Variance to the City's Unified Development Code, Section 5.210-1 Water Supply Standards for GTO Subdivision, being a 6.939 acres tract of land out of the east half of Lot 1, Block 62, Alamo Land and Sugar Company Subdivision, located at 7760 East Texas Road, as requested by Pablo Soto, Jr. P.E. on behalf of Sergio Garcia Padilla.
- B. Consider Variance Request to the City's Unified Development Code, Section 5.203(A) Right-of-Way Widths & Paving Width & Right-of-Way Width for Ricdez Subdivision, being a 5.0 acre tract out of land out of Lot 8, Section 250, Texas-Mexican Railway Company's Survey Subdivision, located at 5201 East Mile 17 North (Chapin Street), as requested by SAMES Engineering, on behalf of Ricardo Resendez.

9. **CONSENT AGENDA**

- A. Consider the Preliminary Plat approval of RBR Subdivision No. 5 Subdivision, being a 50.00 acre tract of land out of Lot 4, Block 61, Alamo Land & Sugar Company's Subdivision, located at 7300 East Texas Road, as requested by S2 Engineering.
- B. Consider the Preliminary Plat approval of Oasis Subdivision, being a 3.498 acre tract of land out of Lot 1, Block 2, Steele & Perishing Subdivision, located at 2610 West Canton Road, as requested by HLG Plan Review Services.
- C. Consider the Preliminary Plat approval of Oakview Center Subdivision, being a 28.35 acre tract of land out of Lots 1, 2, & 3, Poco Bueno, and Lot 15, Section 270, Texas-Mexican Railway Company's Survey's Subdivision, located at 2300 South I-69C, as requested by Quintanilla, Headley & Associates, Inc.

- D. Consider the Preliminary Plat approval of Ice House Subdivision, being an 8.73 acre tract of land out of Lot F, Santa Cruz Ranch Subdivision, located at 707 West Monte Cristo Road, as requested by SAMES Engineering.
- E. Consider the Preliminary Plat approval of Santa Cruz Section I, Phase V Subdivision, being a 4.906 acre tract of land out of Lot 1, La Sienna Development Subdivision, located at 1891 Burns Boulevard, as requested by Melden & Hunt, Inc.
- F. Consider the Final Plat approval of Woodlands Estates Subdivision, being a 31.12 acre tract of land out of Lot 14, Section 237 Texas-Mexican Railway Company Survey Subdivision, located at 1001 North McColl Road, as requested by Melden & Hunt, Inc.
- G. Consider the Final Plat approval of S.H. Mount Estates Subdivision, being an 8.740 acres tract of land out of Lot 18 Kelly-Pharr Subdivision, located at 817 East Wisconsin Road, as requested by Melden & Hunt, Inc.
- H. Consider the Final Plat approval of Russell Village Subdivision, being a 16.475 acre tract of land out of Lot 16, Section 239, Texas-Mexican Railway Subdivision, located at 1900 East Depot Road, as requested by Melden & Hunt, Inc.
- I. Consider the Final Plat approval of Oak Hill at Villanueva Estates Phase 1, being a 10.002 acre tract of land out of Lot 10, Section 233, Texas-Mexican Railway Subdivision, located at 1900 East Depot Road, as requested by Melden & Hunt, Inc.
- J. Consider the Final Plat approval of Oak Hill at Villanueva Estates Phase 2, being a 13.56 acre tract of land out of Lot 9, Section 233, Texas-Mexican Railway Subdivision, located at 1201 North Hoehn Road, as requested by Melden & Hunt, Inc.
- K. Consider the Final Plat approval of Highland Heights Subdivision, being a 26.80 acre tract of land out of Lot 14, Block 1, John Closner et al Subdivision, located at 4700 Raul Longoria Road, as requested by SAMES Engineering.
- L. Consider the Final Plat approval of University Village on 10th Subdivision, being a 34.56 acre tract of land out of Lots 1, 2, & 3, Lomas Y Lagos Subdivision, located at 420 South Street Highway 336 (North 10th Street), as requested by Rio Delta Engineering.
- M. Consider the Final Plat of Ricdez Estates Subdivision, being a 5.0 acre tract out of land out of Lot 8, Section 250, Texas-Mexican Railway Company's Survey Subdivision, located at 5201 East Mile 17 North (Chapin Street), as requested by SAMES Engineering.

10. **OTHER BUSINESS**

11. **INFORMATION ONLY**

A. Attendance Roster

12. **ADJOURNMENT**

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public after regular working hours, at 5:15 P.M. on Friday January 6, 2023.

Claudia Mariscal, Administrative Assistant

NOTICE

PERSONS WITH DISABILITIES WHO NEED TO COMMUNICATE MORE EFFECTIVELY WITH CITY OFFICIALS AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED ARE REQUESTED TO CONTACT THE OFFICE OF THE CITY SECRETARY AT (956) 388-8204 THREE WORKING DAYS PRIOR TO ANY MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.



PLANNING AND ZONING COMMISSION REGULAR MEETING DECEMBER 13, 2022 - 5:30 P.M. CITY HALL-COUNCIL CHAMBERS 415 WEST UNIVERSITY DR. EDINBURG, TEXAS 78539

PRESENT:

CHAIRPERSON- JOE OCHOA
VICE CHAIRPERSON- JORGE SOTELO
COMMISSION MEMBERS:
JORGE GONZALEZ
RENE OLIVARES
VICTOR DANIEC
RUBY CASAS
ELIAS LONGORIA, JR.

MINUTES

- 1. Call Meeting To Order, Establish Quorum
 - A. Prayer Prayer was announced by Commission Member Ruby Casas
 - B. Pledge of Allegiance The Pledge of Allegiance was said.
- 2. Certification of Public Notice JAIME AYALA- DECEMBER 9, 2022 AT 5:00P.M.
- 3. Disclosure of Conflict of Interest
- 4. Meeting Procedures

The following are the meeting procedures used by the Planning and Zoning Commission:

- A. All the items are generally considered as they appear on the agenda, as each item is introduced.
- B. Staff will present its findings and recommendation on the item being considered.

- C. The party making the request may make a presentation and may address the Commission on any issues arising during the discussion of the item being considered.
- D. Anyone in the audience desiring to speak in favor or in opposition may do so. A 3-5 Minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.
- E. Once the Chair close the public hearing, the commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feel to be appropriate.

5. **PUBLIC COMMENTS**

6. **MINUTES**

A. Consider approval of the Minutes for the December 13, 2022 Regular Meeting

MOTION WAS MADE BY VICE CHAIRPERSON JORGE SOTELO AND SECONDED BY COMMISSION MEMBER ELIAS LONGORIA JR TO APPROVE. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

7. **PUBLIC HEARINGS**

A. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Multifamily and Urban (RM) District, being 10.00 acres out of Lot 2, Block 55, Alamo Land and Sugar Company Subdivision, located at 3500 East Canton Road, as requested by Melden & Hunt, Inc. on behalf of Herminia Rosa Mendiola

MR. MARIO REYNA, PROJECT ENGINEER WAS PRESENT REPRESENTING THE APPLICANT. MR. REYNA ADDRESSED THE BOARD AND EXPLAINED THAT THE EXISTING ZONES ARE SIMILAR TO THE PROPOSED ZONING REOUEST.

MR. RENE ORTEGA WAS PRESENT AND STATED THAT HE WAS OPPOSED TO THE REZONING REQUEST. MR. ORTEGA EXPLAINED THAT HE WAS CONCERNED WITH THE TRAFFIC A MULTIFAMILY STRUCTURE WILL BRING.

DURING THE DISCUSSION COMMISSION MEMBER ELIAS LONGORIA, JR. STATED THAT HE WOULD HAVE TO ABSTAIN FROM VOTING DUE TO THE APPLICANT BEING A CUSTOMER AT THE BANK HE WORKS AT.

AFTER THE DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER RENE OLIVAREZ AND SECONDED BY COMMISSION MEMBER VICTOR DANIAC TO APPROVE, MOTION WAS DENIED WITH A VOTE OF 2-3 WITH THREE BOARD MEMBERS VOTING AGAINST.

B. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily and Urban (RM) District, being 3.03 acres of land, more or less, out of Lot 8, Section 244, Texas-Mexican Railway Company's Survey Subdivision, located at 711 East Rogers Road, as requested by Alma Tijerina on behalf of Miguel Farias

MR. JUAN LOPEZ WAS PRESENT TO REPRESENT THE APPLICANT. AND EXPLAINED THE REASON FOR THE REZONE REQUEST.

MS. DEE LOPEZ WAS PRESENT AND SUBMITTED A NOTARIZED PETITION THAT WAS SIGNED BY OTHERS WHO LIVE NEAR THE PROPERTY. THEY ARE ALL AGAINST THE REZONING. MS. LOPEZ MENTIONED THAT SOME OF HER CONCERNS WERE THE VALUE OF THEIR PROPERTIES DROPPING, THE TRAFFIC FOR THE CHILDREN WALKING TO AND FROM SCHOOL WILL BE HAZARDOUS, AND THE ZONING WOULD BE DIFFERENT FROM THE OTHERS. MR. JUAN DE LEON WAS PRESENT AS WELL AND WAS IN OPPOSITION OF THE REZONING. HE STATED TRAFFIC AS A CONCERN. MS. K ESQUIVEL WAS PRESENT AND EXPLAINED THAT SHE WORKS AT EDINBURG NORTH HIGH SCHOOL AND THE STUDENTS WERE CONCERNED WITH THE TRAFFIC. MS. MARSHA PANOLA WAS PRESENT AS WELL IN OPPOSITION OF THE REZONING REQUEST. MR. DAVID HERRERA WAS PRESENT IN OPPOSITION OF THE REZONING REQUEST AND STATED THE REASON WAS DUE TO INCREASED AMOUNT OF PEOPLE WILL AFFECT THE TRAFFIC AS WELL AS THE DRAINAGE. MR. ACEVEDO DIRECTOR OF PLANNING AND ZONING, EXPLAINED THAT STAFF NEEDS TO REVIEW THE PETITION DUE TO THE POSSIBLITY OF A SUPERMAJORITY VOTE. HE ALSO STATED THAT STAFF WAS LOOKING THE TOWNHOMES REVISING ZONE IN THE UNIFIED DEVELOPMENT CODE.

AFTER THE DISCUSSION A MOTION WAS MADE BY VICE CHAIRPERSON JORGE SOTELO AND SECONDED BY COMMISSION MEMBER RUBY CASAS TO TABLE, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

C. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, being a 5.00 acre tract of land out of Lot 9, Section 233, Texas-Mexican Railway Company's Survey Subdivision, located at 1211 North Hoehn Road, as requested by Alex Maheshwari on behalf of Dolores L. Vega

MR. VICTOR DANIAC ABSTAINED FROM VOTING ON THIS ITEM AND LEFT THE MEETING.

MR. JUAN LOPEZ WAS PRESENT TO REPRESENT THE APPLICANT.

NO ONE WAS PRESENT IN FAVOR NOR OPPOSITION TO COMMENT ON THIS ITEM.

BEING NO DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER ELIAS LONGORIA, JR. TO APPROVE AND SECONDED BY VICE

CHAIRPERSON JORGE SOTELO TO APPROVE, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

D. Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, being a 0.397 of an acre tract of land out of Lot 15, Section 244, Texas-Mexican Railway Company's Survey Subdivision, located at 2506 North Closner Boulevard, as requested by Mini Kidspace Daycare and Learning Academy, Inc.

MS. ROXANA TREVINO MATAMOROS, OWNER OF THE PROPERTY WAS PRESENT AND ADDRESSED THE BOARD.

NO ONE WAS PRESENT IN FAVOR NOR OPPOSITION TO COMMENT ON THIS ITEM.

AFTER THE BRIEF DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER ELIAS LONGORIA, JR TO APPROVE AND SECONDED BY COMMISSION MEMBER JORGE GONZALEZ TO APPROVE, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

E. Consider the Rezoning Request from Residential, Multifamily and Urban (RM) District to Commercial, General (CG) District, 1.24 acres being all of Lots 1-7 and out of Lot 21, Block 1, The Boardwalk Subdivision, located at 2952 Regency Drive, as requested by Albert Garza on behalf of Erickson Construction, LLC.

MR. ALBERT GARZA WAS PRESENT AND EXPLAINED THE REASON FOR REZONING THE PROPTERY. MR. PABLO TREVINO WAS PRESENT AS WELL AND EXPLAINED IN MORE DEPTH THE TYPE OF PHYSICAL THERAPY CENTER THAT WILL BE BUILT THERE.

NO ONE WAS PRESENT IN FAVOR NOR OPPOSITION TO COMMENT ON THIS ITEM.

AFTER THE DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER ELIAS LONGORIA, JR. AND SECONDED BY VICE CHAIRPERSON JORGE SOTELO TO APPROVE, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

8. **SUBDIVISION (VARIANCES)**

A. Consider Variance Request to the City's Unified Development Code, Section 5.203(A), Right-of-Way and Pavement Widths for Border Town Subdivision No. 4, being a 131.84-acre tract of land out of Lots 1 & 8, Block 71, and Lots 4 & 5, Block 70, Engleman ReSubdivision, located at 24850 Brushline Road, as requested by Rio Delta Engineering

MR. IVAN GARCIA THE PROJECT ENGINEER WAS PRESENT ON BEHALF OF THE DEVELOPER AND ADDRESSED THE BOARD.
MR. RUPPERT WAS PRESENT AND ADDRESSED THE BOARD

AFTER THE DISCUSSION MOTION WAS MADE BY COMMISSION MEMBER RENE OLIVAREZ AND SECONDED BY VICE CHAIRPERSON JORGE SOTELO TO APPROVE THE VARIANCE WITH A CONDITION TO BUILD OR ESCROW FOR A SIDEWALK. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

B. Consider Variance Requests to the City's Unified Development Code, 1) Section 5.212, Open Space and Park Dedication, Proposed Subdivisions, and 2) Section 5.202, Subdivision Design Standards for Street Network and Design and all -encompassing Subdivision Design Standards For Cesar Chavez Heights Subdivision, being a 17.94-acre tract out of land out of Lot 4, Block 55, Alamo Land & Sugar Company Subdivision located at 3101 North Cesar Chavez Road, as requested by Trevino Engineering

AFTER THE BRIEF DISCUSSION A MOTION WAS MADE BY VICE CHAIRPERSON JORGE SOTELO AND SECONDED BY COMMISSION MEMBER ELIAS LONGORIA, JR TO DENY THE VARIANCE REQUEST WITH THE CONDITION TO ESCROW THE STREET WIDENING. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

9. **CONSENT AGENDA**

A. Consider the Preliminary Plat of Bordertown Subdivision No. 4, being a 131.84-acre tract of land out of Lots 1 & 8, Block 71, and Lots 4 & 5, Block 70, Engleman Re-Subdivision, located at 24850 Brushline Road, as requested by Rio Delta Engineering

ITEMS 9A, 9B, 9C, 9D, 9E, AND 9F WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- LONGORIA/SOTELO 6-0

B. Consider the Final Plat of The Heights on Trenton Phase II Subdivision, being a 33.58-acre tract out of Lot 15, Block 55, Alamo Land and Sugar Company's Subdivision, located at 3501 East Trenton Road, as requested by Quintanilla, Headley & Associates, Inc.

ITEMS 9A, 9B, 9C, 9D, 9E, AND 9F WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- LONGORIA/SOTELO 6-0

C. Consider the Final Plat of Victoria Manor Subdivision, being a 1.47 acres out of Lot 10, Block 244, Texas-Mexican Railway Company's Survey, located at 300 East Rogers Road, as requested by Robles Engineering, LLC.

ITEMS 9A, 9B, 9C, 9D, 9E, AND 9F WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- LONGORIA/SOTELO 6-0

D. Consider the Final Plat Approval of Caledonia West Subdivision, being a 20.0 gross acre tract of land, more or less, consisting of all of Lots 2 & 3, Caledonian Estates Subdivision, located at 3601 East Curry Road, as requested by Salinas Engineering & Associates

ITEMS 9A, 9B, 9C, 9D, 9E, AND 9F WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- LONGORIA/SOTELO 6-0

E. Consider the Final Plat approval of The Heights on Wisconsin, Phase III Subdivision, being an 18.008 acre tract of land, being 13.08 acres out of Lots 5, 6, and 7, and 5.00 acres out of Lot 8, Jas I. Lavelle Resubdivision, located at 1900 East Wisconsin Road, as requested by SAMES Engineering

ITEMS 9A, 9B, 9C, 9D, 9E, AND 9F WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- LONGORIA/SOTELO 6-0

F. Consider the Final Plat approval of Silos at La Sienna Subdivision Phase II, being an 11.366-acre tract of land out of Lot 4, amended plat of La Sienna Development, located at 1400 La Sienna Parkway, as requested by Melden & Hunt, Inc.

ITEMS 9A, 9B, 9C, 9D, 9E, AND 9F WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- LONGORIA/SOTELO 6-0

11. OTHER BUSINESS

12. **INFORMATION ONLY**

A. Attendance Roster

13. **ADJOURNMENT**

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public during regular working hours, at 5:00 P.M. on Friday, December 9, 2022.

Claudía Mariscal

Claudia Mariscal, Planning Assistant Planning & Zoning Department

NOTICE

PERSONS WITH DISABILITIES WHO NEED TO COMMUNICATE MORE EFFECTIVELY WITH CITY OFFICIALS AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED ARE REQUESTED TO CONTACT THE OFFICE OF THE CITY SECRETARY AT (956) 388-8204 THREE WORKING DAYS PRIOR TO ANY MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.



City of Edinburg

PLANNING & ZONING COMMISSION

January 10, 2023

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily and Urban (RM) District, being 3.09 acres out of Lot 12, Section 239, and Texas-Mexican Railway Company's Survey Subdivision, located at 2728 North Jackson Road, as requested by Nehemias Cantú on behalf of Gloria Cantú.

DESCRIPTION / SCOPE:

The property is located at the southeast corner of West Rogers Road and North Jackson Road. The property has 220 ft. of frontage along North Jackson Road and approximately 445 ft. of frontage on West Rogers Road with and irregular shape and an area of approximately 3.09 acres. The requested zoning designation is the highest density residential district and allows for single-and multifamily uses on the subject property. The proposed use is for a development of duplex apartments at this location.

The property is currently zoned Residential, Primary (RP) District. Adjacent zoning is Residential, Multifamily and Urban (RM) and Residential, Suburban (RS) Districts to the north; Residential, Suburban (RS) District to the south and west; and Residential, Suburban (RS) and Residential Primary (RP) Districts to the east. The future land use designation is for Suburban Uses at this location.

Staff received a Zone Change Application for the subject property on December 8, 2022. The applicant indicated that the reason for the zone change is for building apartments. Staff mailed a notice of the public hearing to 41 neighboring property owners on Thursday December 29, 2022, and had received one comment in favor and none against this request at the time this report was prepared.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily and Urban (RM) District based on adjacent zoning and land use.

If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/ fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

JUSTIFICATION:

Staff recommendation is based on the proposed land use relative to adjacent land uses. Similar development exists to the north of the subject property across West Rogers Road. The proposed multifamily development should not present a conflict with adjacent and nearby residential uses. The requested zoning is not in keeping with the Future Land Use Plan.

Prepared by: **Jaime X. Ayala**

Planner II

Reviewed by:

Jaime Acevedo MPA

Director of Planning and Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 1/10/2023 CITY COUNCIL – 01/03/2023 DATE PREPARED – 12/23/2022

STAFF REPORT GENERAL INFORMATION

APPLICATION: Rezoning Request from Residential, Suburban (RS) District to

Residential, Multifamily and Urban (RM) District

APPLICANT: Gloria Cantú

AGENT: Nehemias Cantú

LEGAL: 3.09 acres out of Lot 12, Section 239, Texas-Mexican Railway

Company's Survey Subdivision

LOCATION: 2728 North Jackson Road

LOT/TRACT SIZE: 3.09 acres

CURRENT USE: Vacant

PROPOSED USE: Multifamily Residential

EXISTING ZONING: Residential, Suburban (RS) District

ADJACENT ZONING: North – Residential, Multifamily and Urban (RM) & Residential

Suburban (RS)

South – Residential Suburban (RS)

East – Residential Suburban (RS) & Residential, Primary (RP)

West – Residential, Suburban (RS) District

LAND USE PLAN: Suburban

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the Rezoning Request from

Residential, Suburban (RS) District to Residential, Multifamily, and

Urban (RM) District.

REZONING REQUEST NEHEMIAS CANTÚ

EVALUATION

The following is staff's evaluation of the request.

- 1. The land use pattern for this area of the community consists of mixed-density residential uses.
- 2. The proposed multifamily use is compatible with existing residential uses.
- 3. A multifamily development is located immediately north of the subject property across West Rogers Road.
- 4. The requested zoning is a much higher density than some adjacent properties, and special attention should be afforded to any responses from those neighboring property owners.
- 5. This zoning is not in keeping with the Future Land Use Plan

Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily and Urban (RM) District based on adjacent land uses and zoning to this location. The proposed use should not present a conflict with existing and expected future uses. Multifamily residential is appropriate for a residential area such as this one.

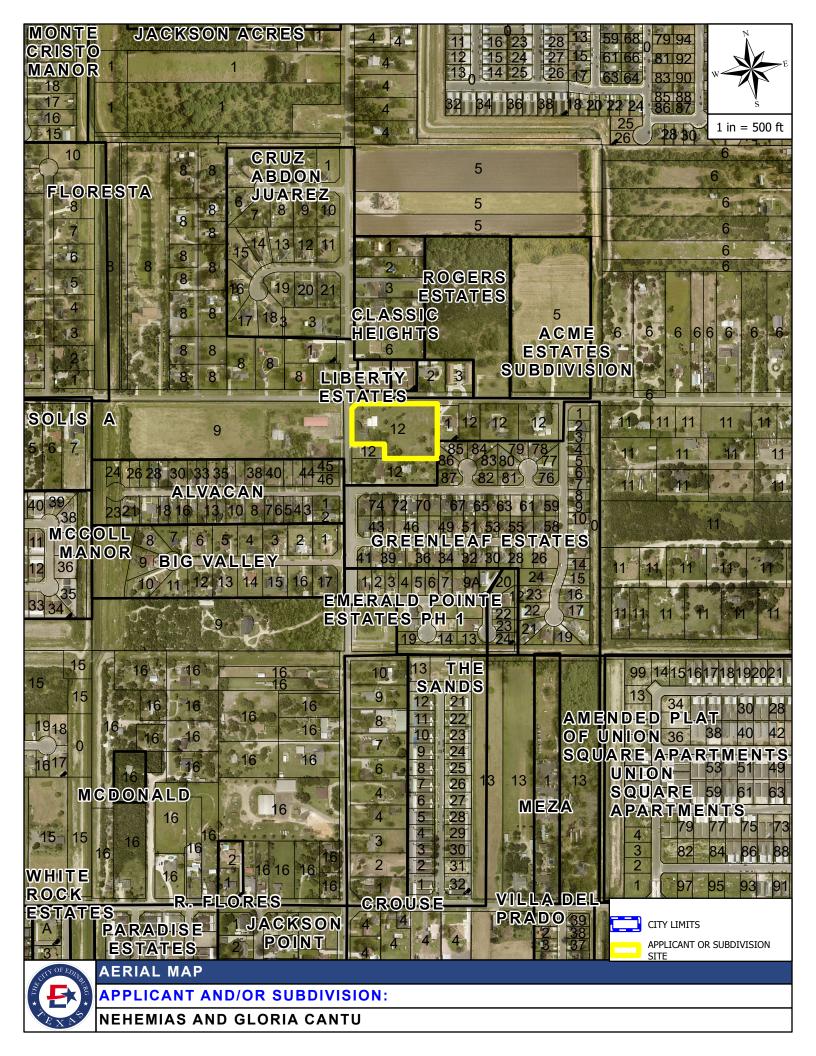
If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

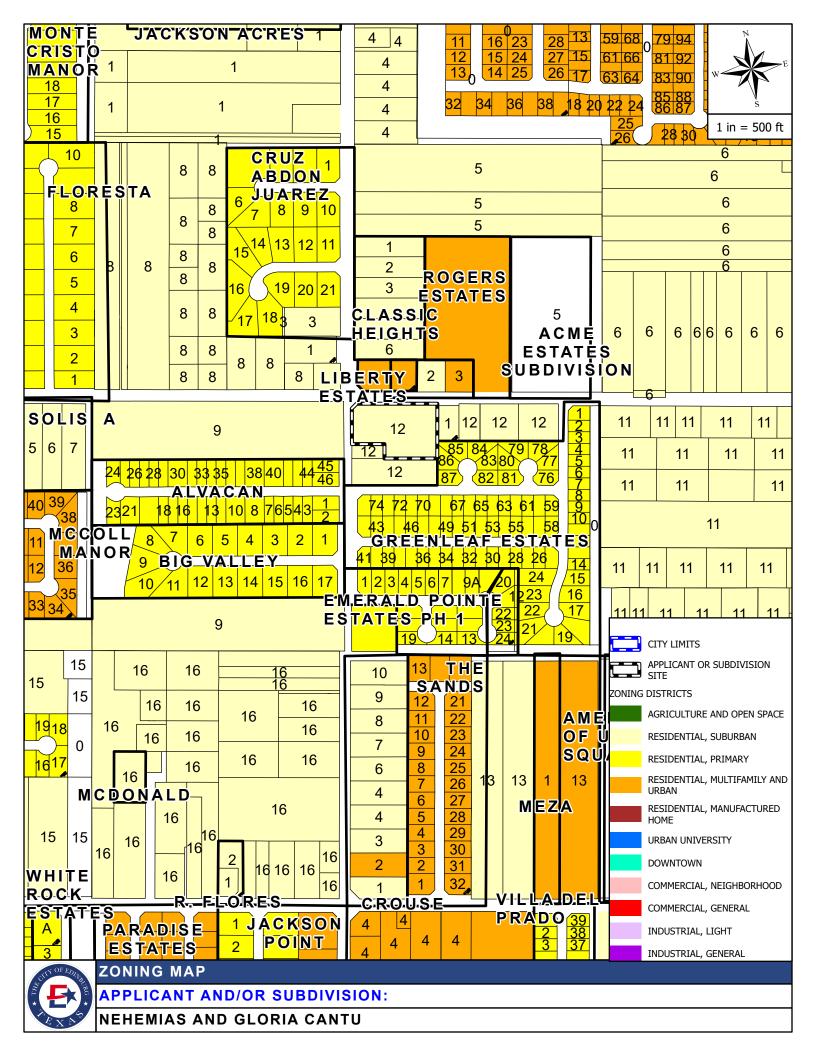
ATTACHMENTS: Aerial Photo

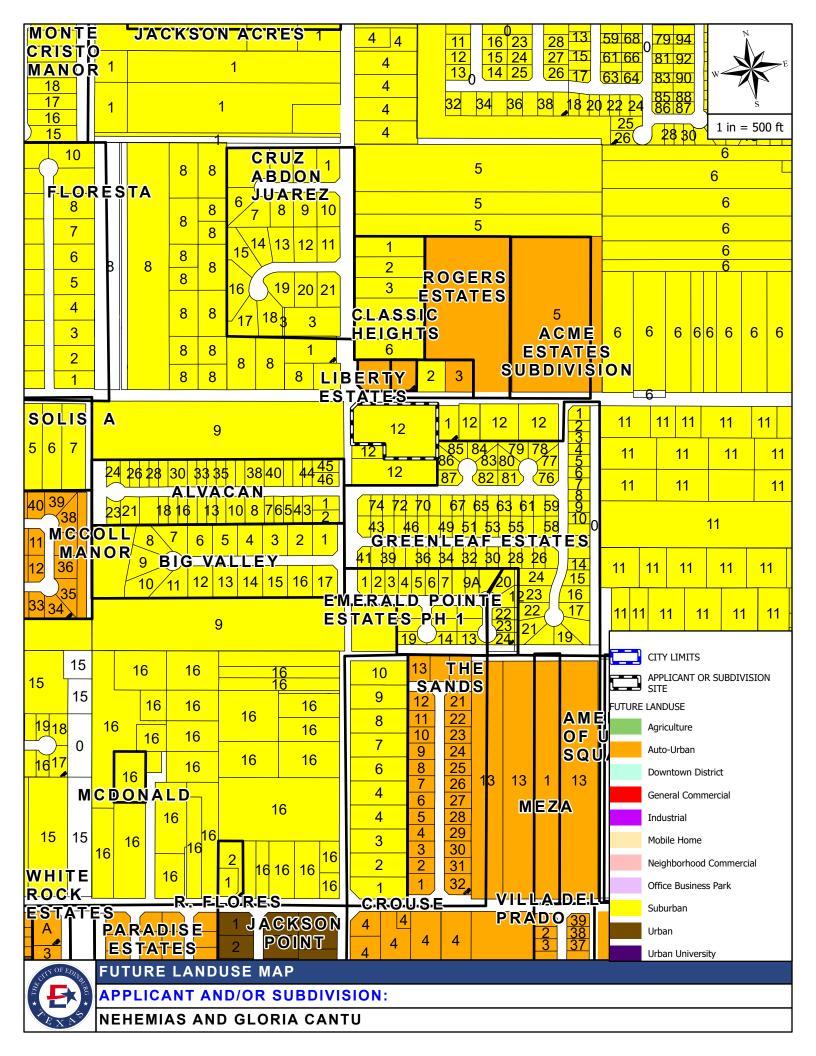
Site Map Zoning Map

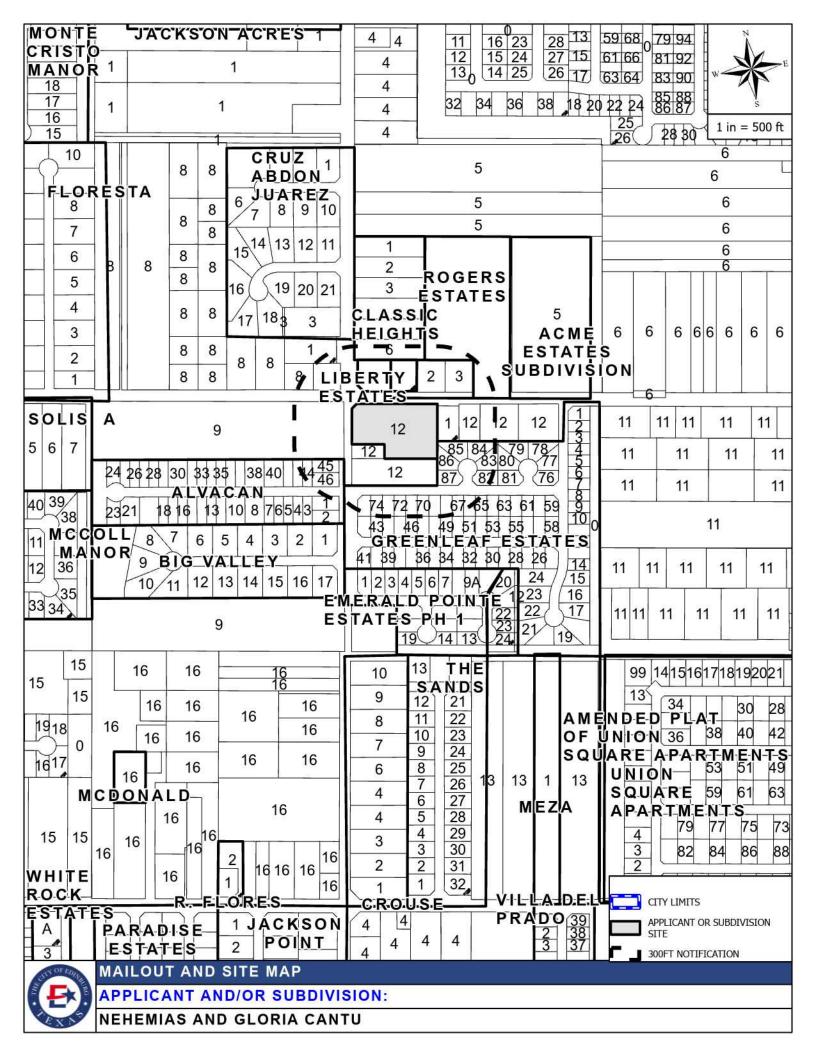
Future Land Use Map

Photo of Site Exhibits









Planning & Zoning

415 West University Drive Edinburg, Texas 78539 (956) 388-8202



Zone Change Application

ENERGOV CASE # RZNE - 2022 - 0099

Date: 12 - 8 - 2 2
1. Property Owner (required): 6 51/10 Cantu 2. Phone: 956 562 1777
3. Mailing Address: PO Box 3486 Edinburg, Tx. 78540
4. City: Edinburg State: Texas Zip: 78540
5. Owner's Email: gloriacantu 4@ gmail. com 6. Cell No. 956 562 1777
7. Agent (not owner): Nehemias Cantu 8. Agent's Phone: 956 499 4705
9. Agent's Mailing Address: POBOX 3486
10. City: Edinburg State: Texas Zip: 78540
11. Agent's Email: Nehemiascantu@ aol. com
12. Address/Location being Rezoned: 2728 N. Jackson Rd. Edinburg, TX
13. Legal Description of Property: 14. Property ID(s): 295306
TEX-MEX SURVEY N315'-W475'EXCS 75'-N315'
W200', LOT 12, SEC 239 (3.90ACGR)
W200', LOT 12, SEC 239 (3.90AC GR) (IS) (LM) 15. Zone Change: From: Residential Suburban To: Residential Multi-family & Urban
16. Existing Land Use: Open Land
17. Reason for Zone Change: Building Apartments
Gloria Canta boro Contil
(Please Print Name) Signature Application Fee \$400 Application Fee \$400
Application Fee \$400 RECEIPT NUMBER: L01914560 REVIEWED BY:
PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 5:30 PM:
PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM: FOR PUBLIC CITY COUNCIL CHAMPERS OF A PARTY OF THE FORMULE CITY COUNCIL CHAMPERS OF A PARTY OF THE FORMULE CITY COUNCIL CHAMPERS OF A PARTY OF THE FORMULE CITY COUNCIL CHAMPERS OF A PARTY OF THE FORMULE CITY COUNCIL CHAMPERS OF A PARTY OF THE FORMULE CITY COUNCIL CHAMPERS OF THE FORMULE CITY COUNC
NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS) Planning OCITY of



Dear Property Owner:

A public hearing will be held on Tuesday, January 10, 2023 at 5:30 P.M. in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, at which time the Planning and Zoning Commission will consider the following:

CONSIDER THE REZONING REQUEST FROM RESIDENTIAL, SUBURBAN (RS) DISTRICT TO RESIDENTIAL, MULTIFAMILY AND URBAN (RM) DISTRICT, BEING 3.09 ACRES OUT OF LOT 12, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, LOCATED AT 2728 NORTH JACKSON ROAD, AS REQUESTED BY NEHEMIAS CANTU ON BEHALF OF GLORIA CANTU

The requested zoning designation is the highest intensity residential district and allows for single and multifamily residential uses on the subject property. The proposed use is for a development of apartments at this location.

This request is scheduled to be heard by the City Council on Tuesday, February 7, 2023 at 6:00 P.M. As a property owner within 300 ft, of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, the City is using this notice to solicit your input, but no action or response is required. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:

MAIL:

P. O. Box 1079 Edinburg, Texas 78540

FAX:

(956) 292-2080 by Monday, January 9, 2023

EMAIL: planning@cityofedinburg.com by Monday, January 9, 2023

Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request. In Favor/A Favor ☐ Against/En Contra ☐ No Comments/No Comentario Comments: Phone No. 956 437 -1 235

NOTIFICACIÓN

Si tiene preguntas o necesita información sobre esta aplicación en español, por favor llame al 956-388-8202.

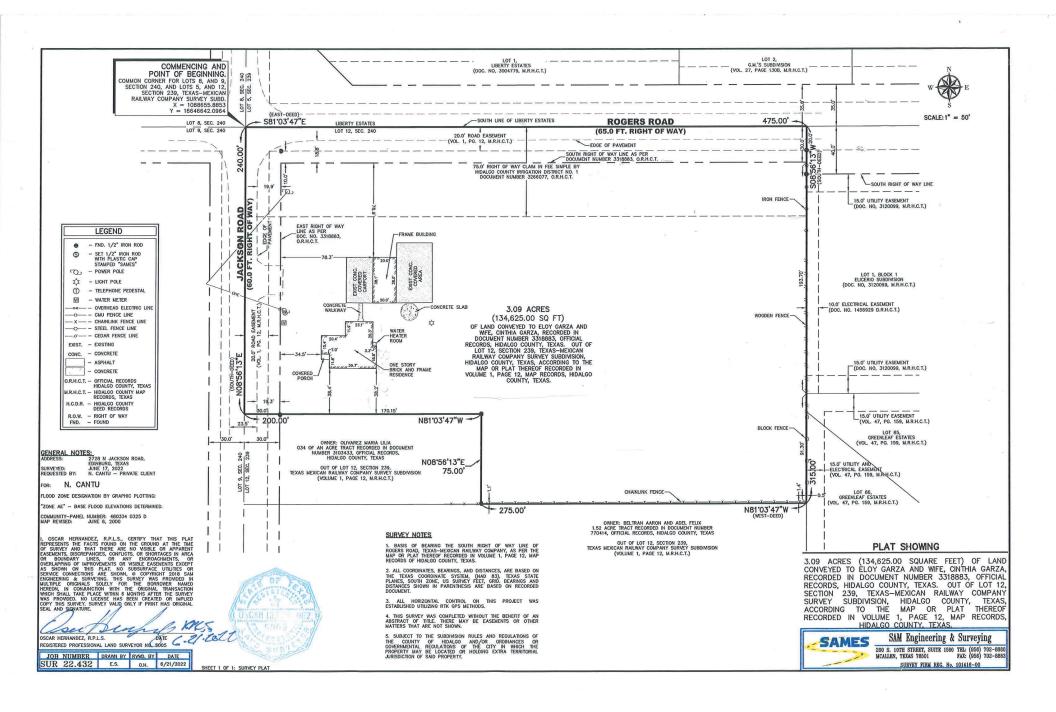
Planning and Zoning Department City of Edinburg PO BOX 1079

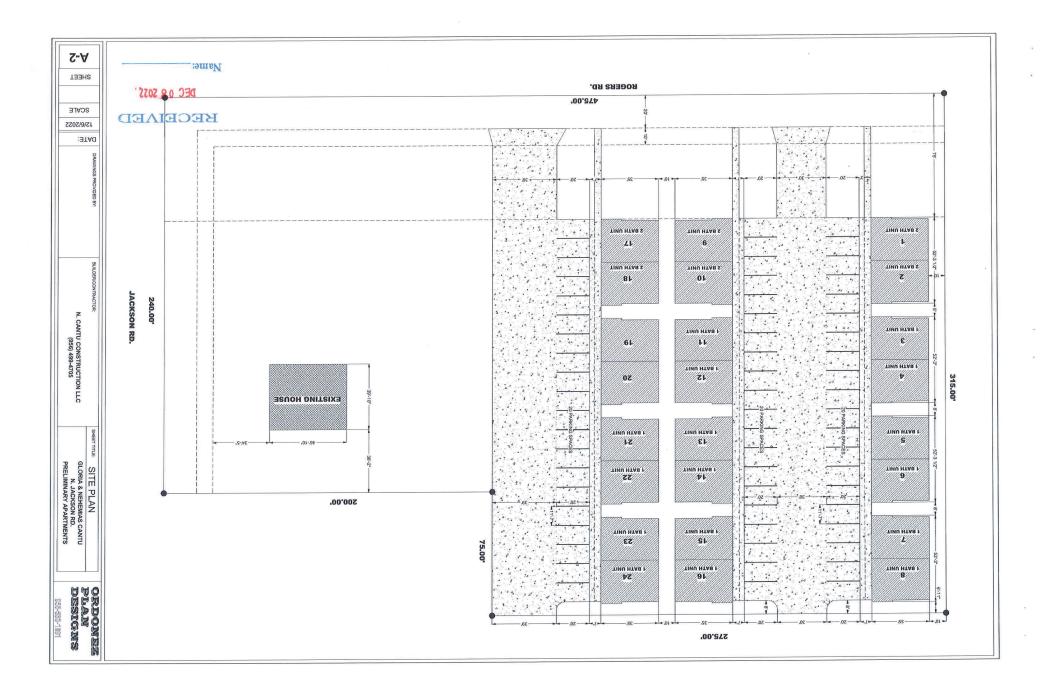
Edinburg, TX 78540-1079

EDINBURG CITY HALL 415 WEST UNIVERSITY DR

University Dr. (S.H.107)

8th Ave.







Rezoning Request Site Photos

GLORIA CANTÚ

2728 North Jackson Road







City of Edinburg

PLANNING & ZONING COMMISSION

January 10, 2023

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Residential, Suburban (S) District to Commercial, General (CG) District, being 1.42 acres out of Lot 15, Section 276, Texas-Mexican Railway Company's Survey Subdivision, located at 710 South McColl Road, as requested by Ivan Garcia on behalf of GAC-YRC, LTD

DESCRIPTION / SCOPE:

The property is located on South McColl Road, approximately 260 ft. north of West Sprague Street. The property has 188.34 ft. of frontage on South McColl Road and an irregular shape with a total area of 1.42 acres. The lot is currently vacant. The requested zoning designation is the primary commercial district and accommodates a wide range of commercial uses. The proposed use is for an unspecified commercial development at this location.

The property is currently zoned Residential, Suburban (RS) District. Adjacent zoning is Residential, Suburban (RS) and Commercial, General (CG) Districts to the north; Residential, Suburban (RS) District to the south and east; and Commercial, General (CG) District to the west. The future land use designation is for Commercial and Auto-Urban Uses at this location.

Staff received a Zone Change Application for the subject property on December 12, 2022. Agent for the applicant indicated that the reason for the zone change is to accommodate commercial uses at this location.

Staff mailed a notice of the public hearing to eight neighboring property owners on Thursday December 29, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on January 18, 2023.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Residential, Suburban (S) District to Commercial, General (CG) District based on adjacent zoning, location, and Future Land Use Plan.

If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/ fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

JUSTIFICATION:

Staff recommendation is based on adjacent zoning and location on South McColl Road. Adjacent zoning to the east is Commercial, General (CG) District. The proposed development conforms to the Future Land Use Plan for the western portion.

However, adjacent properties to the north and south of the proposed development are residential, and any feedback from these property owners is critical, as the proposed zoning is not entirely compatible with these exiting uses.

Prepared by:

D. Austin Colina

Planner I

Reviewed by:

Jaime Acevedo, MPA

Director of Planning and Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 1/10/2023 CITY COUNCIL –2/07/2023 DATE PREPARED – 1/05/2023

STAFF REPORT GENERAL INFORMATION

APPLICATION: Request from Residential, Suburban (S) District to Commercial,

General (CG) District

APPLICANT: GAC-YRC, LTD

AGENT: Ivan Garcia, P.E.

LEGAL: 1.42 acres out of Lot 15, Section 276, Texas-Mexican Railway

Company's Survey Subdivision

LOCATION: 710 South McColl Road

LOT/TRACT SIZE: 1.42 acres

CURRENT USE: Vacant

PROPOSED USE: General Commercial

EXISTING ZONING: Residential, Suburban (RS) District

ADJACENT ZONING: North – Commercial, General (CG) and Residential, Suburban (RS)

South – Residential, Suburban (RS) East – Residential, Suburban (RS) West – Commercial, General (CG)

LAND USE PLAN: General Commercial and Auto-Urban

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the Rezoning Request from

Residential, Suburban (S) District to Commercial, General (CG)

District.

REZONING REQUEST GAC-YRC, LTD

EVALUATION

The following is staff's evaluation of the request.

- 1. The land use pattern for this area of the community consists mostly of suburban residential uses with commercial uses to the east across South McColl Road.
- 2. The lot at the northwest corner of the proposed development was rezoned to Commercial, General (CG) District on July 5, 2005.
- 3. South McColl Road is classified as a high-speed principal arterial street. As such, it is better suited to commercial uses.
- 4. The proposed zoning is commercial in nature and is in keeping with the Future Land Use Plan for most of the location.

Staff recommends approval of the Rezoning Request from Residential, Suburban (S) District to Commercial, General (CG) District based on adjacent zoning, location on South McColl Road, and Future Land Use Plan for this location. However, there are a few adjacent residential uses that may be adversely impacted by a commercial development at this location.

If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

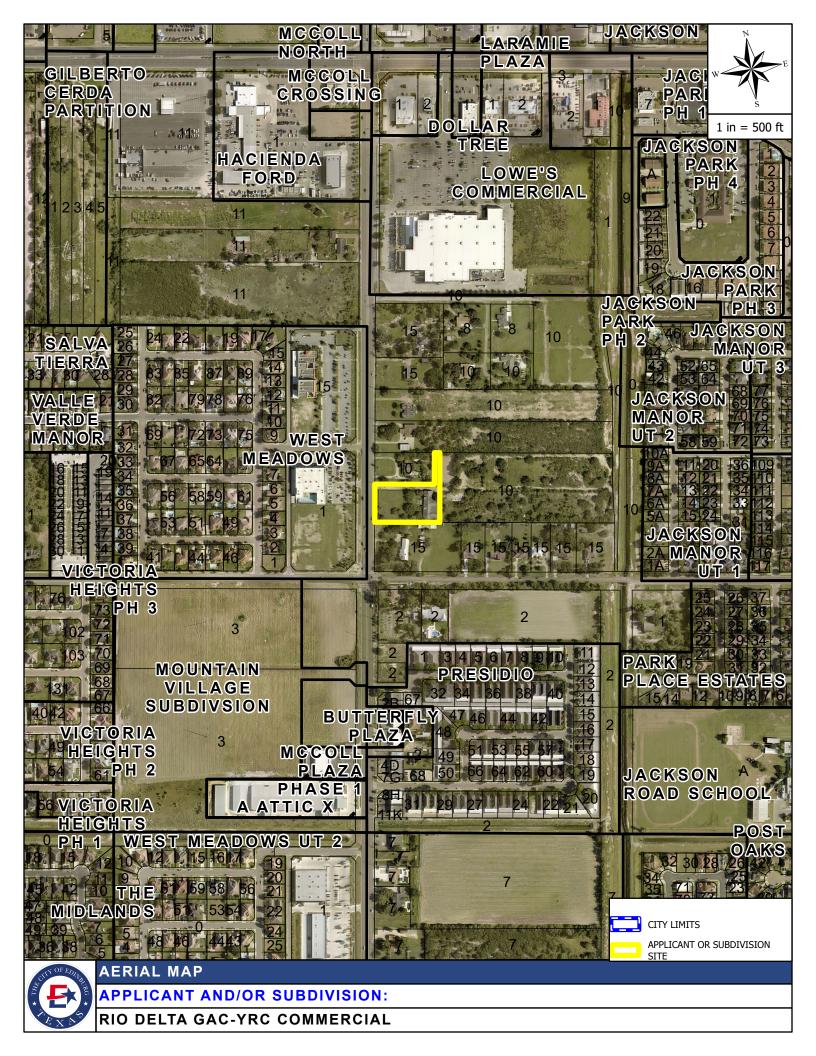
Staff mailed a notice of the public hearing to eight neighboring property owners on Thursday December 29, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on January 18, 2023.

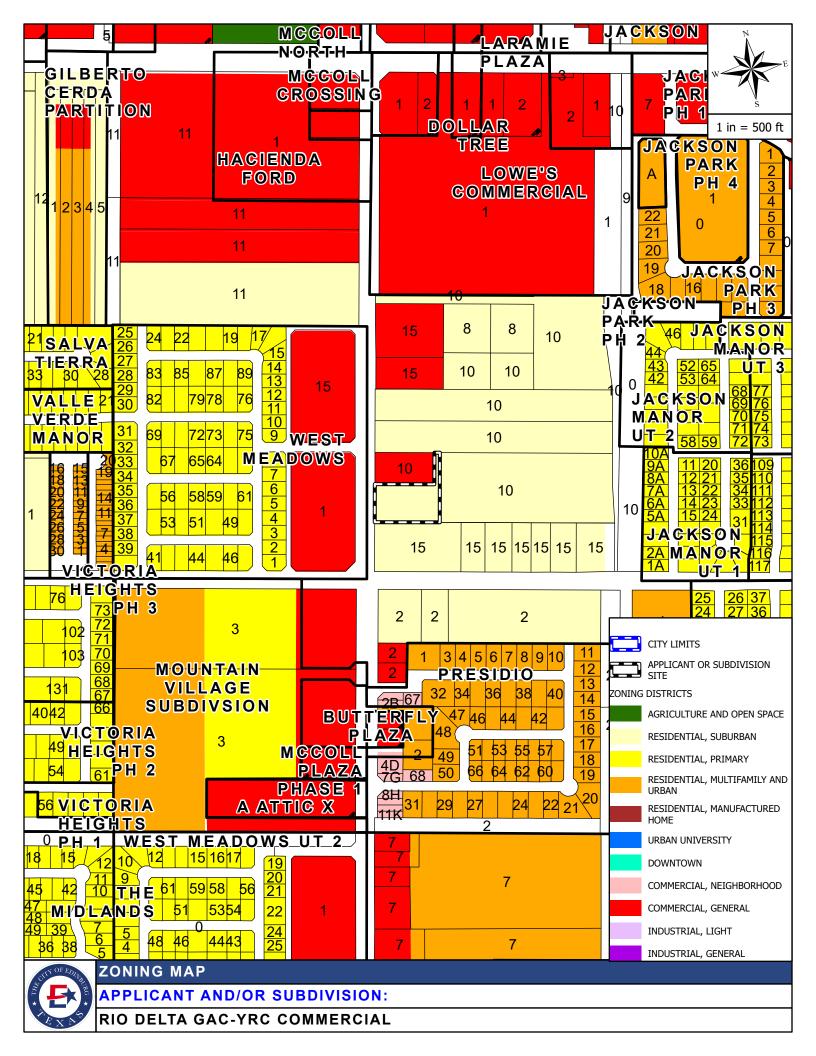
ATTACHMENTS: Aerial Photo

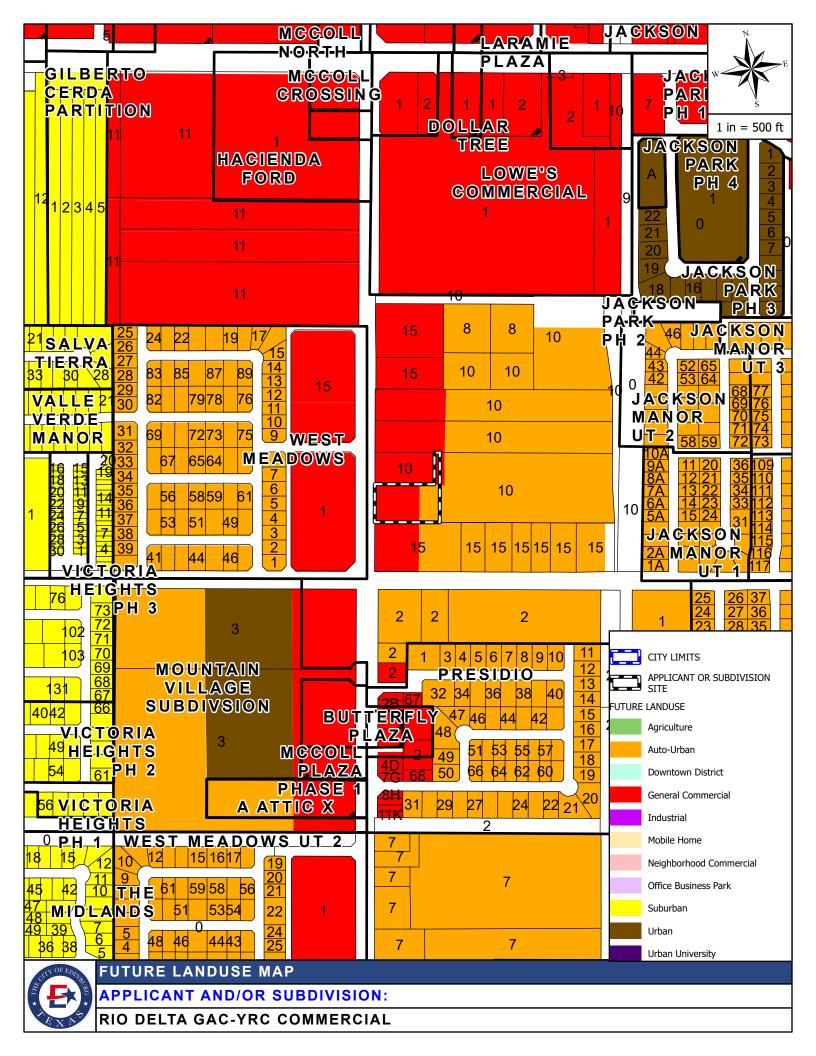
Site Map Zoning Map

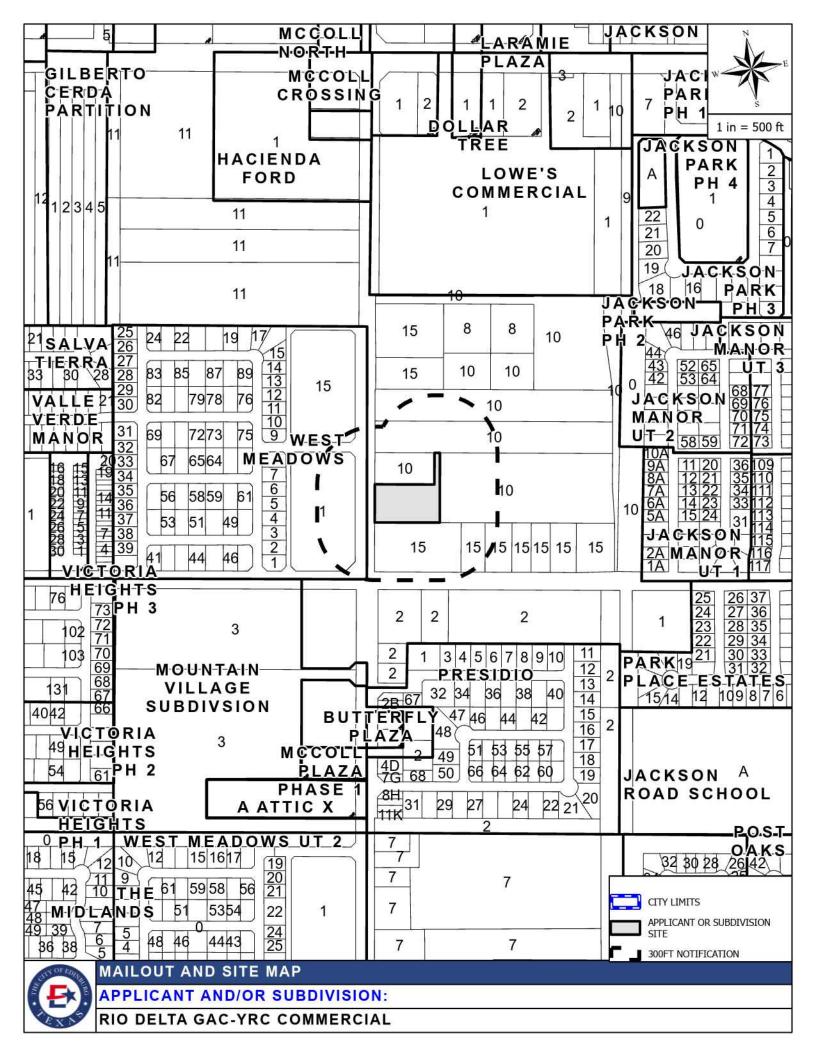
Future Land Use Map

Photo of Site Exhibits









Planning & Zoning

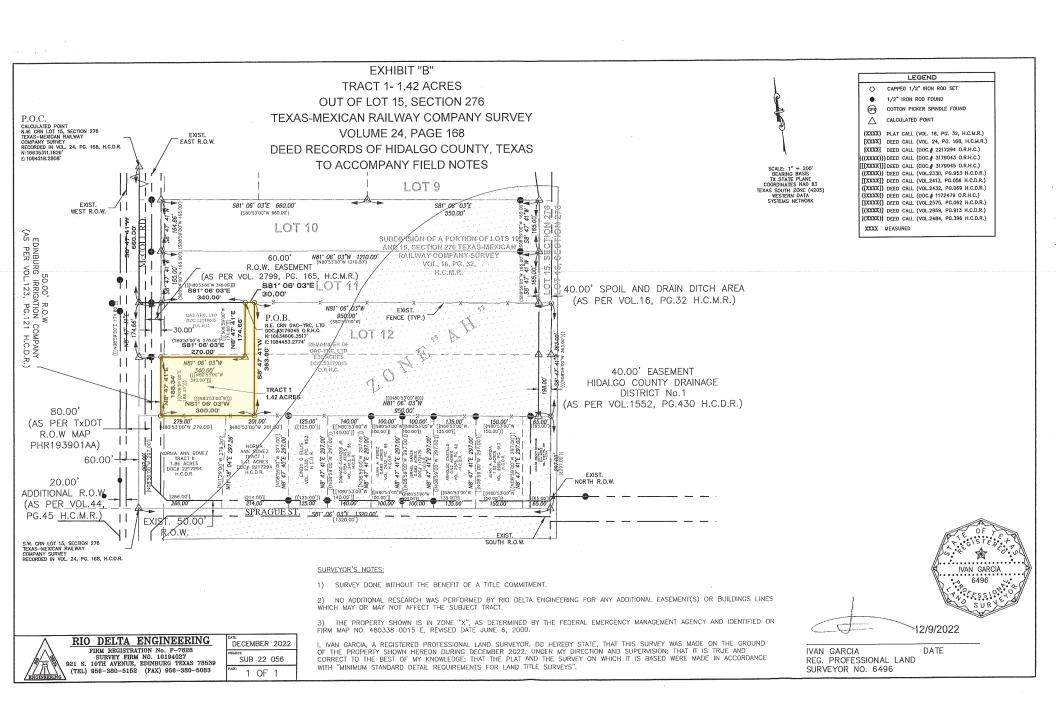
415 West University Drive Edinburg, Texas 78539 (956) 388-8202



Zone Change Application

ENERGOV CASE # RZNE - 2022 - 0101

Date: December 12, 2022	
Property Owner (required): GAC-YRC, LTD	2. Phone: (956) 631-1273
3. Mailing Address: 5221 NORTH McCOLL ROAD	
4. City: McALLEN State: TEXAS	Zip: 78504
5. Owner's Email: alonzo@cantuconstruction.com	
7. Agent (not owner): Ivan Garcia 8.	Agent's Phone: (956) 380-5152
9. Agent's Mailing Address: 921 SOUTH 10TH AVE.	
10. City: EDINBURG State: TEXAS	Zip: _ 78539
11. Agent's Email: ivan@riodeltaengineering.com	
12. Address/Location being Rezoned: 710 S McCOLL ROAD, I	EDINBURG, TX
13. Legal Description of Property: 14. Property ID(s)): 297371
TRACT 1-1.42 ACRES OUT OF LOT 15, SECTION 276 COMPANY SURVEY, VOLUME 24, PAGE 168, DEED R COUNTY, TEXAS	
15. Zone Change: From: RS - Residential, Suburban T	o: CG - Commercial, General
16. Existing Land Use: Residential	<u> </u>
17. Reason for Zone Change: Proposed development	RECEIVED
Alonzo Cantu	DEC 1 2 0022
Please Print Name) Signature	Name:
AMOUNT PAID \$ RECEIPT NUMB	BER 101920723
PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 5:	:30 PM: January 11, 2023
PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM:	1 Ct
NOTE: POTH MEETINGS ARE HELD AT THE EDINBLING CITY COLIN	ICH CHANADEDC)





8 LOTS OF 34-6" X 100'-0"

20 LOTS OF 34'-0" X 100'-0" 28 LOTS OF 28'-0" X 100'-0" 20 LOTS OF 65'-0" X 31'-6"

76 LOTS TOTAL







City of Edinburg

PLANNING & ZONING COMMISSION

January 10, 2023

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily and Urban (RM) District, being 7.92 acres out of Lot 15, Section 276, Texas-Mexican Railway Company's Survey Subdivision, located at 710 South McColl Road, as requested by Ivan Garcia on behalf of GAC-YRC, LTD

DESCRIPTION / SCOPE:

The property is located approximately 300 ft. east of South McColl Road and approximately 260 ft. north of West Sprague Street. The property has 363 ft. of width facing South McColl Road, and 950 ft. of depth for a total area of 7.92 acres. The lot is currently vacant. The requested zoning designation is the highest intensity residential district and allows for single and multifamily residential uses on the subject property. The proposed use is for a townhome development at this location.

The property is currently zoned Residential, Suburban (RS) District. Adjacent zoning is Residential, Suburban (RS) District to the north, south, and west, and Residential, Primary (RP) District to the east. The future land use designation is for Auto-Urban Uses at this location.

Staff received a Zone Change Application for the subject property on December 12, 2022. Agent for the applicant indicated that the reason for the zone change is for a residential development of townhomes.

Staff mailed a notice of the public hearing to 25 neighboring property owners on Thursday December 29, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on January 18, 2023.

STAFF RECOMMENDATION:

Staff recommends disapproval of the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily and Urban (RM) District based on adjacent zoning, land uses, and Future Land Use Plan. However we may reconsider this item because of the proposed creation of a zoning district tailored for town homes. This district could be realized in the next 60 to 90 days once the UDC is amended.

However, if approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/ fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

<u>JUSTIFICATION:</u>
The proposed urban densities associated with the proposed development are out of character with the existing low-density residential uses.

There are similar multifamily developments along South McColl Road, the closest of which is approximately 650 ft. to the south of the subject property. However, property owners and land uses immediately adjacent to this location should be considered primarily and protected.

Prepared by:

D. Austin Colina

Planner I

Reviewed by:

Jaime Acevedo, MPA

Director of Planning and Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 1/10/2023 CITY COUNCIL –2/07/2023 DATE PREPARED – 1/04/2023

STAFF REPORT GENERAL INFORMATION

APPLICATION: Rezoning Request from Residential, Suburban (RS) District to

Residential, Multifamily and Urban (RM) District

APPLICANT: GAC-YRC, LTD

AGENT: Ivan Garcia, P.E.

LEGAL: 7.92 acres out of Lot 15, Section 276, Texas-Mexican Railway

Company's Survey Subdivision

LOCATION: 710 South McColl Road

LOT/TRACT SIZE: 7.92 acres

CURRENT USE: Vacant

PROPOSED USE: Multifamily Residential

EXISTING ZONING: Residential, Suburban (RS) District

ADJACENT ZONING: North – Residential, Suburban (RS)

South – Residential, Suburban (RS) East – Residential, Primary (RP) West – Residential, Suburban (RS)

LAND USE PLAN: Auto-Urban

<u>PUBLIC SERVICES</u>: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends disapproval of the Rezoning Request from

Residential, Suburban (RS) District to Residential, Multifamily, and

Urban (RM) District.

REZONING REQUEST GAC-YRC, LTD

EVALUATION

The following is staff's evaluation of the request.

- 1. The land use pattern for this area of the community consists mostly of suburban residential uses with commercial uses further east across S. McColl Road and autourban residential uses to the east across a large drainage ditch area.
- 2. The proposed multifamily use is incongruous with the surrounding land uses and densities.
- 3. Similar developments can be found further north and south along McColl Road, nearest at approximately 650 ft. south.
- 4. The proposed zoning an Urban land use and is not in keeping with the Future Land Use Plan (Auto-Urban).

Staff recommends disapproval of the Rezoning Request from Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily and Urban (RM) District based on adjacent zoning and land uses to this location. The proposed density and land use is out of character with that seen in the adjacent properties. The proposed development is not in keeping with the Future Land Use Plan.

If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

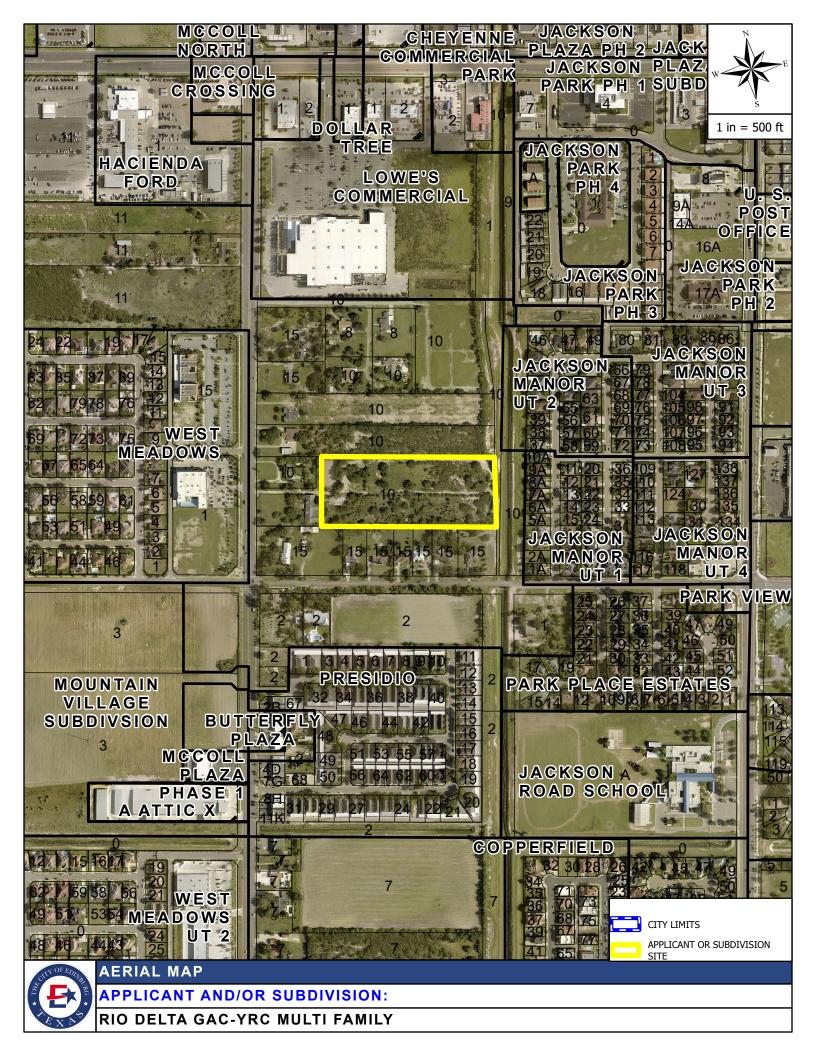
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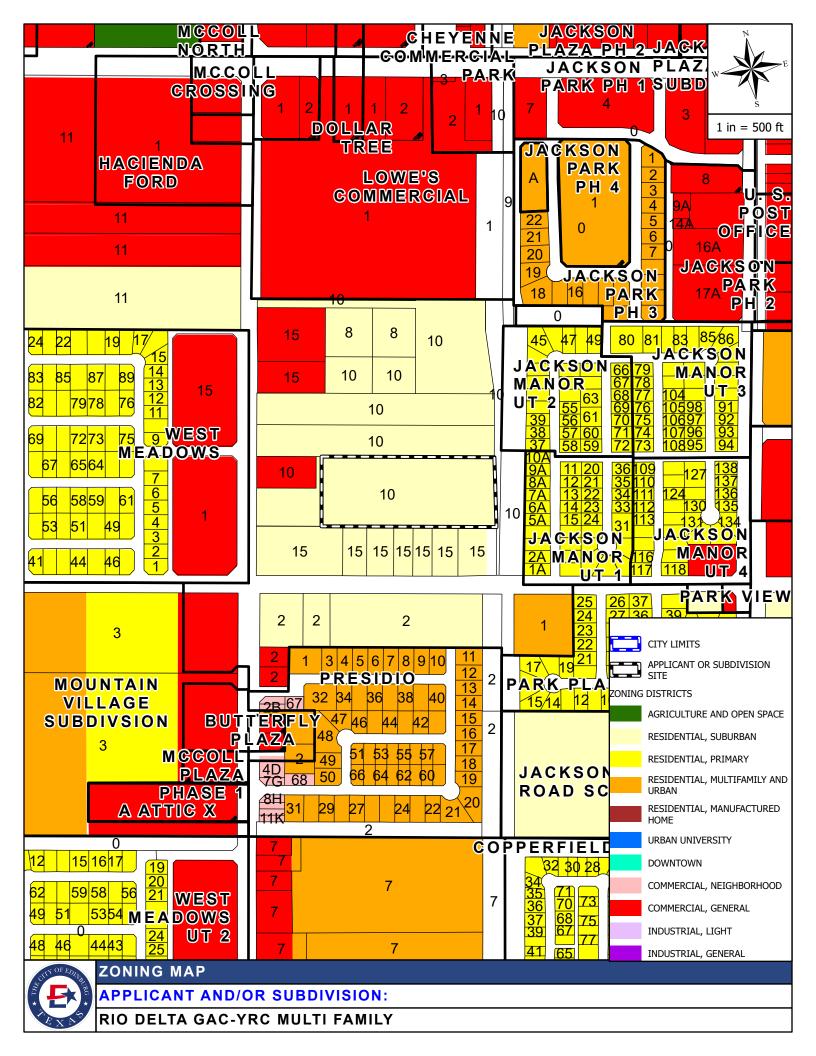
ATTACHMENTS: Aerial Photo

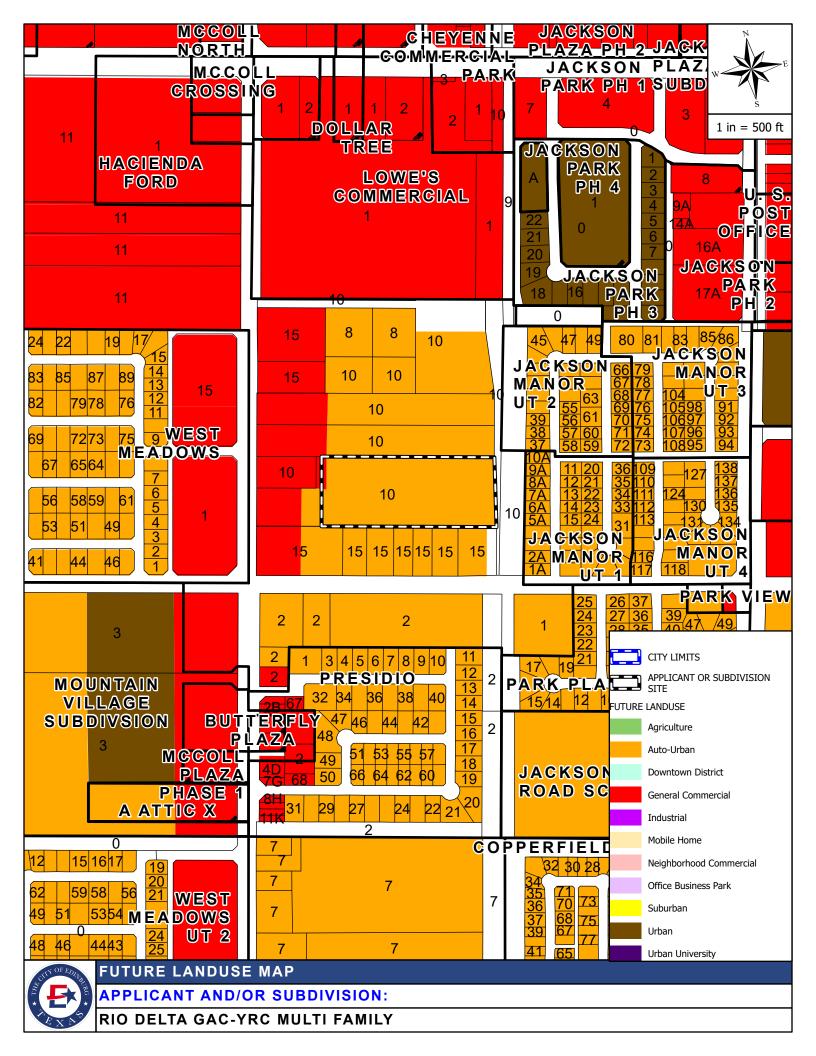
Site Map
Zoning Map

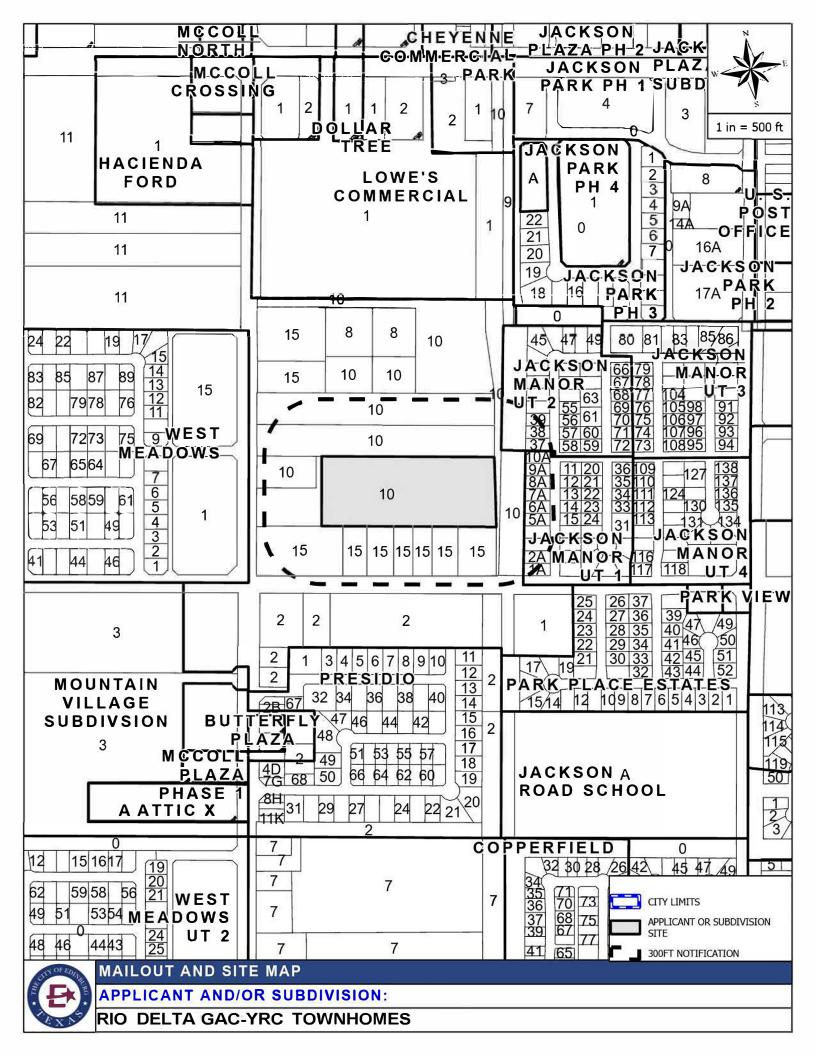
Future Land Use Map

Photo of Site Exhibits









Planning & Zoning

415 West University Drive Edinburg, Texas 78539 (956) 388-8202

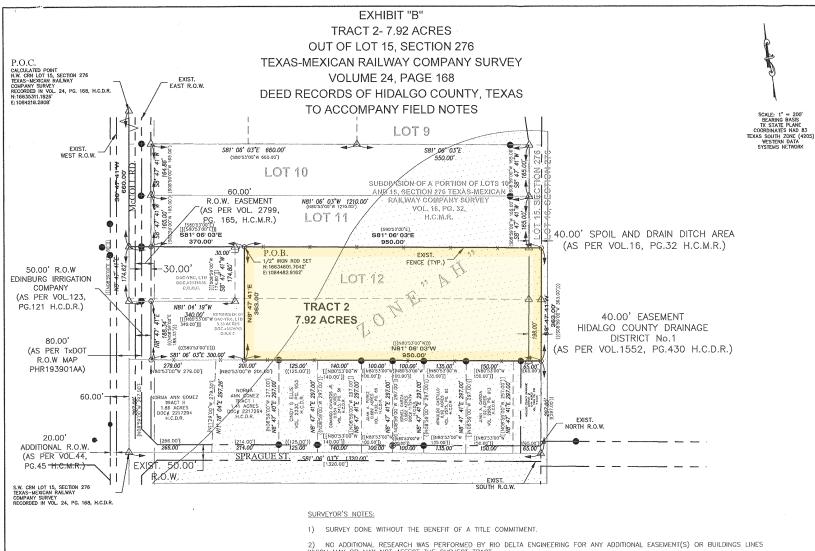


Zone Change Application

ENERGOV CASE # RZNE-2022-0102

Date: December 12, 2022			
1. Property Owner (required): GAC-YR	RC, LTD 2	. Phone: (956) 607-2241	
3. Mailing Address: 5221 NORTH M	cCOLL ROAD		
4. City: McALLEN	State: TEXAS	Zip: 78504	
5. Owner's Email: alonzo@cantucc	onstruction.com 6. (Cell No	
7. Agent (not owner): Ivan Garcia	8. Agent	's Phone: (956) 380-5152	
9. Agent's Mailing Address: 921 SOUT	TH 10TH AVE.		
10. City: EDINBURG	State: TEXAS	Zip: 78539	
11. Agent's Email: ivan@riodeltaeng i	ineering.com		
12. Address/Location being Rezoned: 71	0 S McCOLL ROAD, EDIN	BURG, TX	
13. Legal Description of Property:	14. Property ID(s): <u>29</u>	7371	
TRACT 2-7.92 ACRES OUT OF LOCOMPANY SURVEY, VOLUME 24 COUNTY, TEXAS	· · · · · · · · · · · · · · · · · · ·		
15. Zone Change: From: RS - Residential,	Suburban To: RN	/I - Residential, Multifamily & Urban	
16. Existing Land Use: Residential			
17. Reason for Zone Change: Proposed	l development	RECEIVED	
IVAN GARCIA P.E., R.P.LS.		DEC 1 2 2022	
(Please Print Name)	Signature	Name:	220
AMOUNT PAID \$ 40.00	RECEIPT NUMBER	Z JAN GAR	Α
PUBLIC HEARING DATE (PLANNING & ZOI		Ct - · · · · ·	

(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)



LEGEND

CAPPED 1/2" IRON ROD SET

1/2" IRON ROD FOUND

COTTON PICKER SPINDLE FOUND

CALCULATED POINT

(XXXX) PLAT CALL (VOL. 16, PG. 32, H.C.M.R.) [XXXX] DEED CALL (VOL. 24, PG. 168, H.C.M.R.)

[XXXX] DEED CALL (DOC.# 2217294 O.R.H.C.) (((XXXX))) DEED CALL (DOC.# 3179043 O.R.H.C.)

[[[XXXX]]] DEED CALL (DOC.# 3179045 O.R.H.C.)

((XXXX)) DEED CALL (VOL.2330, PG.953 H.C.D.R.) [[XXXX]] DEED CALL (VOL.2413, PG.056 H.C.D.R.)

([XXXX]) DEED CALL (VOL.2432, PG.069 H.C.D.R.) ({XXXX}) DEED CALL (DOC.# 1172479 O.R.H.C.)
[{XXXX}] DEED CALL (VOL.2575, PG.062 H.C.D.R.)

[(XXXX)] DEED CALL (VOL.2959, PG.913 H.C.D.R.) [(XXXX)] DEED CALL (VOL.2484, PG.396 H.C.D.R.)

XXXX MEASURED

- WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.
- THE PROPERTY SHOWN IS IN MOSTLY IN ZONE "AH", AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 480338 0015 E. REVISED DATE JUNE 6, 2000.

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING DECEMBER 2022, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS".



12/9/2022

IVAN GARCIA 6496

SUR

IVAN GARCIA REG. PROFESSIONAL LAND SURVEYOR NO. 6496



RIO DELTA ENGINEERING DECEMBER 2022 FIRM REGISTRATION No. F-7826 SURVEY FIRM NO. 10194027 SUB 22 056 921 S. 10TH AVENUE, EDINBURG TEXAS 78539 (TEL) 958-380-5152 (FAX) 956-380-5083 1 OF



OPTION 9

8 LOTS OF 34-6" X 100'-0"
20 LOTS OF 34'-0" X 100'-0"
28 LOTS OF 28'-0" X 100'-0"
20 LOTS OF 65'-0" X 31'-6"
76 LOTS TOTAL

RECEIVED

DEC 1 2 2022

Name: ____





City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: 01/10/2023

- SUBDIVISION VARIANCE -

GTO SUBDIVISION

- 1. <u>Agenda Item</u>: Consider Variance to the City's Unified Development Code Section 5.210-1 Water Supply Standards for GTO Subdivision, being a 6.939 acres tract of land out of the east half of lot 1, block 62, Alamo Land and Sugar Company Subdivision, located at 7760 East Texas Road, as requested by Pablo Soto, Jr. P.E. on behalf of Sergio Garcia Padilla.
- 2. <u>Description/Scope:</u> The property is located on the south side of East Texas Road, approximately 3,300 ft. east of South Tower Road. The property has 80.8 ft. of frontage on East Texas Road and a depth of 1,320.85 ft. for total area of 302,240.900 sq. ft. and is vacant. The proposed subdivision is for a one lot single family residential development. Pablo Soto, Jr., on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

Variance Request: 5.210-1 Water Supply Standards

This Variance Request is to the fire hydrant requirement for a Residential development in the ETJ, in Table 5.210-1 water supply standards. Lots for Single Family developments in the ETJ is that one exists every 600 ft. or less, with a minimum line size of 8 inches, according to the UDC, Section 5.210F Water Supply Standards for a residential property in the ETJ. The property owner is requesting not to be required to have a fire hydrant installed which has a unit cost of \$5,200. Lack of a fire hydrant would be nonconforming to the requirements of the Unified Development Code. However, the property owner would like to escrow the fee of the unit, for the full \$5,200.

<u>Staff's Recommendation</u>: Staff recommends compliance with the UDC for the variance.

Staff recommends the fire hydrant requirement improvement variance be based on the fire marshall review which was to install the unit. No hardships for this variance request been established. The propose subdivision can provide a fire hydrant required by the UDC. Fire protection makes for a more desirable development by providing safety to the home and those in the surrounding area. The stated reason for this request is due to "fire hydrant material and installation cost." No constraints are immediately evident.

Prepared By:

Adan A. Elizondo, MPA

Planner I

Approved By:

Jaime Acevedo

Planning and Zoning Director

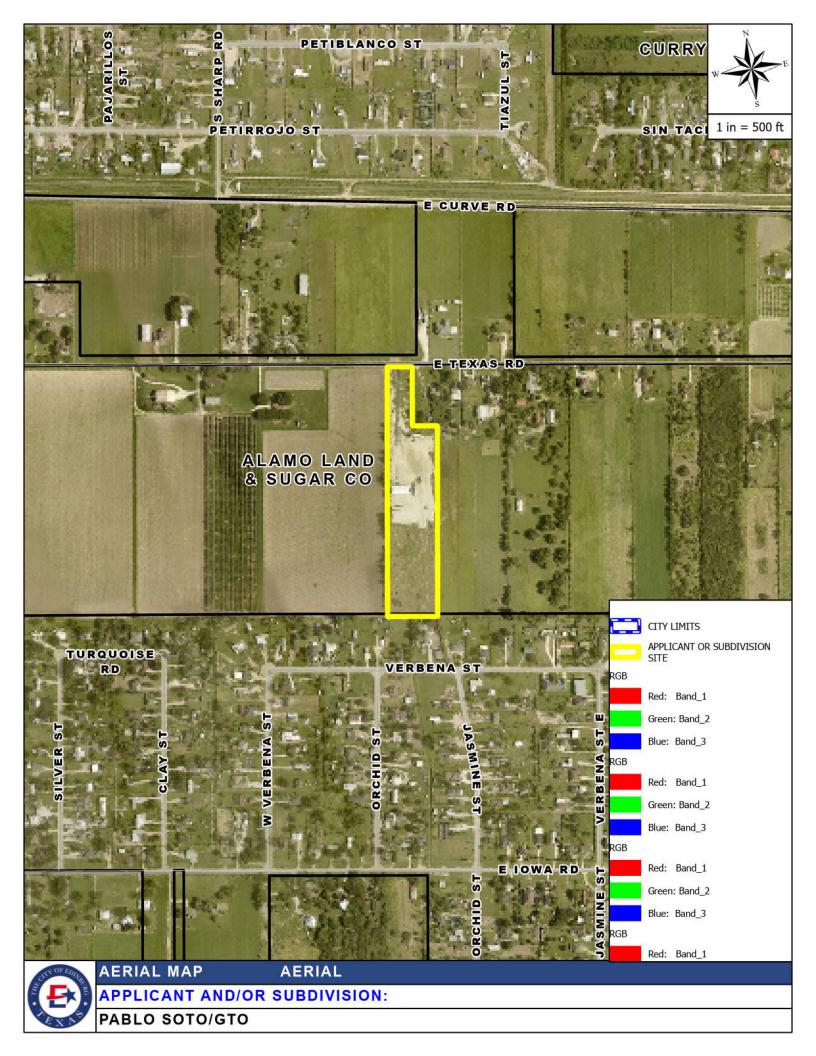
Attachments:

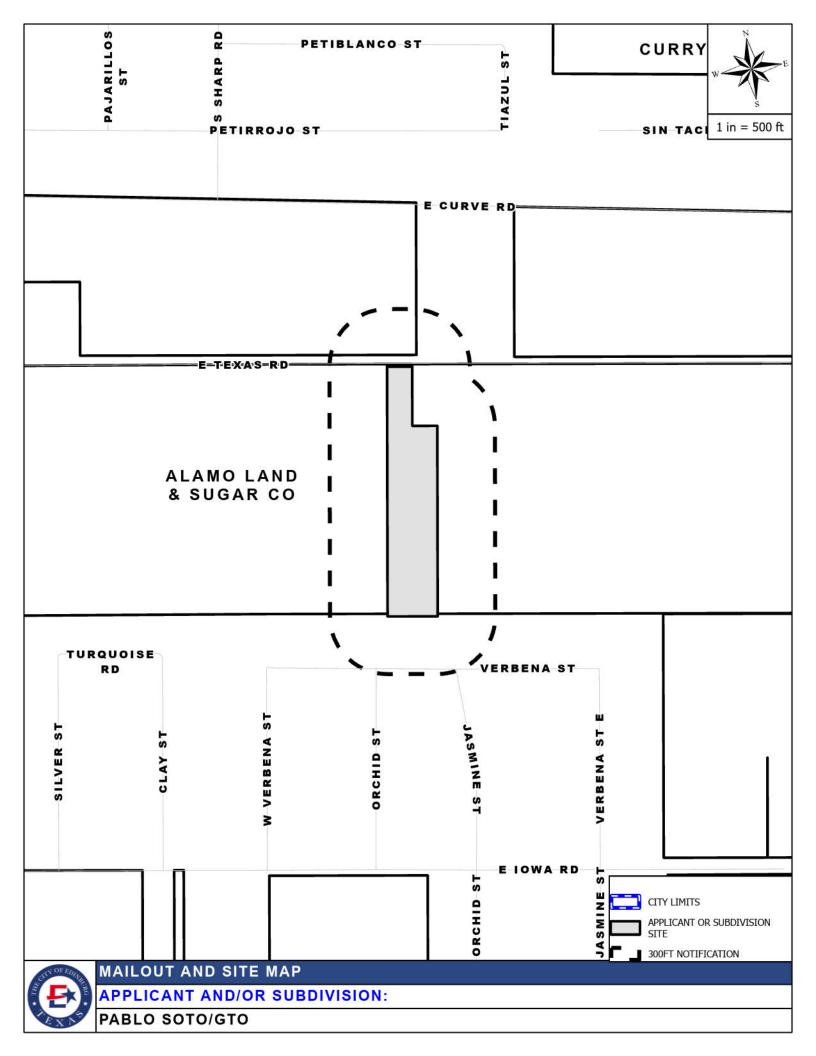
Unified Development Code Aerial Photo Site Map Subdivision Plat& Reduced

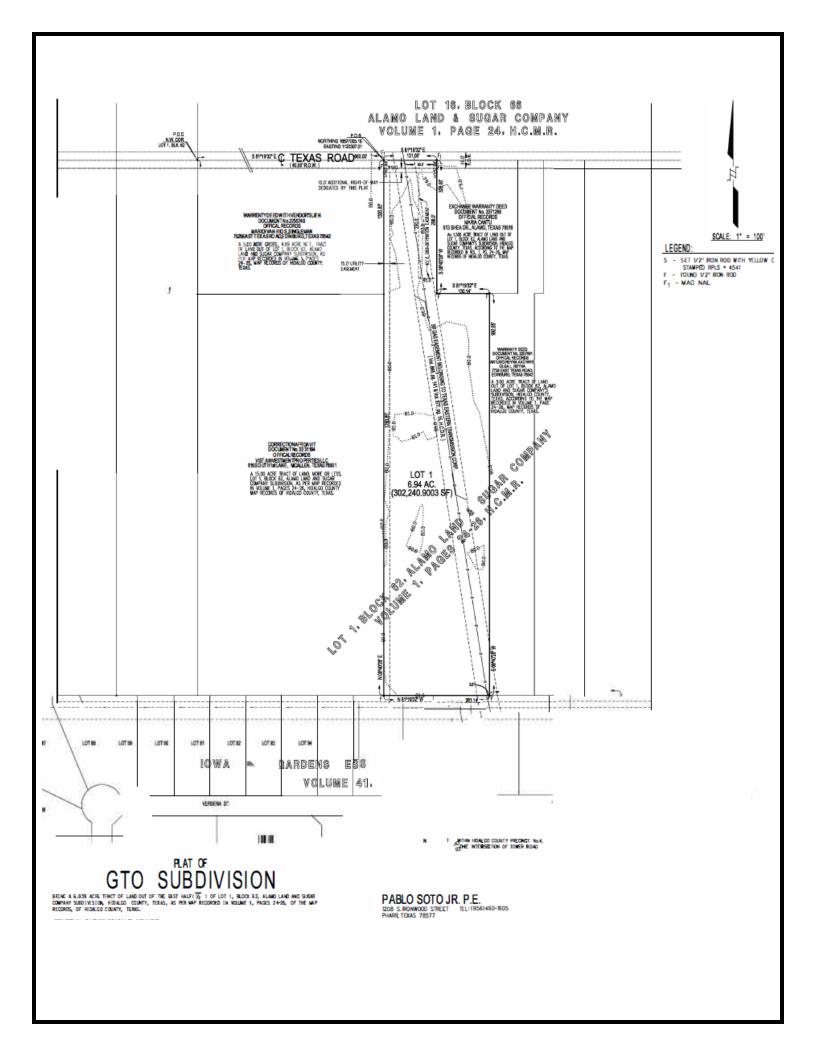
Application Cost Estimate: Hydrant Cost Estimate: Street Improvements

Sec. 5.301, Dedication of Improvements

- A. Streets and Rights-of-Way.
 - **1.** Within Proposed Development. Streets, alleys, and other rights-of-way within proposed development shall be appropriately dedicated for the purposes they are intended to serve.
 - 2. Perimeter Streets; Dedication. Where the proposed subdivision abuts upon an existing street or half-street that does not conform to the right-of-way standards of Division 5.200, Subdivision Design Standards, or to an adopted thoroughfare plan, whichever provides for a wider pavement section, the subdivider shall dedicate right-of-way width sufficient to make the full right-of-way width conform.
 - 3. Perimeter Streets; Pavement or Fee in Lieu Required.
 - a. The subdivider shall pave so much of the dedicated right-of-way as to make the full pavement width comply with Division 5.200, or an adopted thoroughfare plan, whichever provides for a wider pavement section. Before any pavement is laid to widen existing pavement, the existing pavement shall be cut back two feet to assure an adequate sub-base and pavement joint. Pavement shall be installed according to specifications promulgated by the City Engineer.
 - b. Alternatively, if the length of the perimeter street is less than 1/4 mile or its improvement at the time of subdivision would in the City Engineer's professional opinion create a traffic safety hazard because it does not create a complete widened street segment between off-site street intersections, then the subdivider shall deposit with the City an amount equal to the cost of the improvement required by 3.a. above so that the City can make the improvement when sufficient right-of-way is dedicated from adjacent properties to do so in manner that is safe and practical for motorists. Amounts deposited pursuant to this Section shall be kept in segregated accounts and shall be subject to the reimbursement provisions of Section 5.211, Water Rights and Cost Participation. Requests for reimbursement shall be made to the Administrator, shall be reviewed by the City Engineer, and forwarded to the Planning and Zoning Commission for review and City Council for final action on the request.











Received By: ____

Planning & Zoning Department 415 W. University Drive Edinburg, Texas 78539 (956) 388-8202

Subdivision Appeals / Variance Application

Submittal Date: December 09 2022			
Legal Description:			
A 6.94 acre tract of land out of Lot 1, Block 6 Hidalgo County, Texas.	62, Alamo Land and Sugar Company Subdivision,		
Variance Requested (Identify section of code for	which variance is being requested):		
8.402 Water Supply Fire Hydrant			
Reason for Request:			
North Alamo Water Supply Corporation has a two Texas Road which is not adequate for Fire Hydra	o (2) inch water line along the South right of way of ant Service.		
Sergio Garcia Padilla	Sergio Garcia Padilla		
Property Owner (Print legibly or type)	Applicant / Agent (Print legibly or type)		
4904 Mission St.	4904 Mission St.		
Address	Address		
Edinburg Texas 78542	Edinburg Texas 78542		
City, State, Zip	City, State, Zip		
(956) 378 - 3894	(956) 378 - 3894		
Telephone	Telephone		
Gatruck@hotmail.com	Gatruck@hotmail.com		
Email address	Email address		
Signature /	Signature		
\$450 Application Fee:	RECEIVED		

Water Distribution System (CoE)

Item Description Unit COE 1 8" P.V.C. DR-18 LF \$ 2 8" Valve & Box EA \$ 3 2" Flush Valve EA \$ 4 8: M.J. Cross EA \$ 5 8" M.J. Tee EA \$	19.25 1,850.00 1,250.00 1,150.00 1,000.00
2 8" Valve & Box EA \$ 3 2" Flush Valve EA \$ 4 8: M.J. Cross EA \$ 5 8" M.J. Tee EA \$	1,250.00 1,150.00 1,000.00
3 2" Flush Valve EA \$ 4 8: M.J. Cross EA \$ 5 8" M.J. Tee EA \$	1,250.00 1,150.00 1,000.00
4 8: M.J. Cross EA \$ 5 8" M.J. Tee EA \$	1,150.00 1,000.00
5 8" M.J. Tee EA \$	
6 8" M.J. 22.5º or 45º or 90º Bend EA \$	800.00
7 8" X 6" M.J. Tee EA \$	800.00
8 6" Valve & Box EA \$	1,650.00
9 Fire Hydrant EA \$	4,500.00
10 1" Single Service Connection Long EA \$	875.00
11 1" Single Service Connection Short EA \$	525.00
12 2" Dual Service Connection Long EA \$	2,375.00
13 2" Dual Service Connection Short EA \$	1,275.00
14 10" X 8" Tapping Sleeve EA \$	4,350.00
15 12" X 8" Tapping Sleeve EA \$	6,500.00
16 8" Tapping Valve & Box EA \$	4,000.00
17 Backfill as per City of Edinburg CY \$	22.20
18 Meter Box EA \$	75.00
19 Bore & Install 16" steel casing LF \$	225.00
20 8" TAPPING Tee w/8" Valve EA \$	4,000.00
21 16 PVC SDR 26 Casing LF \$	40.00
22 Fire Hydrant w/6" valve \$	5,200.00
23 16"X 6" Tapping Sleeve EA \$	7,500.00
24 6" MJ Gate Valve & Box w/ Cover EA \$	600.00
25 2" Single Service Connection w/ Manifold EA \$	4,460.00
26	
27 10" P.V.C. C900 DR 25 LF \$	20.00
28 8" PVC DR 25 LF \$	12.50
29 1" Dual Service Connection EA \$	600.00
30 3/4" Dual Service Connection EA \$	400.00
31 21" PVC Casing SDR 26 LF \$	45.00
32 Tie in (Remove 2" Valve Flush Valve) EA \$	1,500.00
33 10" X 8" MJ Tee EA \$	500.00
34 10" Valve & Box EA \$	2,400.00
35 8" Flange MJ gate valve EA	1500
36 12" MJ Flange Tee EA \$	1,000.00
12"x8" Reducer EA \$	900.00
2 1/2" cap ea	50
12" Flange MJ Gate valve EA \$	4,100.00
12" PVC C900 DR25 LF \$	26.00
8" Gate valve w/box EA \$	2,400.00
2" Flush valve w/threaded cap EA \$	1,000.00

City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: 1/23/2022

- SUBDIVISION VARIANCE -

RICDEZ SETATES SUBDIVISION

Agenda Item: 3.Consider Variance Request to the City's Unified Development Code Section 5.203(A) Right-of-Way Widths & Paving Width & Right-of-Way width for Ricdez Subdivision, being a 5.0 acre tract out of land out of Lot 8, Section 250, Texas-Mexican Railway Company's Survey Subdivision, located at 5201 East Mile 17 North (Chapin St), as requested by SAMES Engineering, on behalf of Ricardo Resendez.

<u>Description/Scope</u>: The property is located at the northwest corner of East Mile 17 North (Chapin St) and N. Alamo Road, and is within the City of Edinburg ETJ. The 5.0 acre tract of and is currently vacant. The Preliminary Plat proposes a single-family residential development with a total of five (5) lots averaging approximately 21,100.00 sq. ft. per lot. SAMES Engineering, on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

Variance Request: 5.301, Dedication of Improvements, Streets and Rights-of-Way

This Variance Request is to forego required paving improvements or escrowing the fees in lieu for said improvements along the north portion of the subdivision, a proposed widening of East Mile 17 North Road UDC Section 5.301A requires dedication of right of way based on the Rio Grande Valley Metropolitan Planning Organization (RGVMPO) classification standard that classifies East Mile 17 North Road as a minor Arterial Road. UDC Section 5.203-1 shows Minor Arterial streets as 100 ft. right of way with a 64 ft. paving width. UDC Section 5.301A requires pavement or fee in lieu of the required ROW improvement. The developer is proposing to dedicate the additional 30 ft. required by the UDC, but not to pave East Mile 17 North Road along the southern portion of the property. This request addresses the sidewalks to be installed at the time building permit. Estimated cost of street construction is \$24,837.46.

Staff's Recommendation: Staff recommends denial of the variance. The proposed subdivision is within the city's ETJ but it is across the street from several neighborhoods and a school. The paving is may not be necessary at this time; however enforcing the escrow fee in lieu of improvements as required by UDC Section 5.301A will be conducive for when the improvements begin.

Prepared By:
Adan A. Elizondo, MPA
Planner I

Approved By:

Jaime Acevedo

Planning and Zoning Director

Attachments:
Unified Development Code
Aerial Photo
Site Map
Subdivision Plat & Reduced
Application
Cost Estimate

ARTICLE 5 - SUBDIVISION STANDARDS

Division 5.300, Public Improvements Dedication and Acceptance

Sec. 5.301, Dedication of Improvements

A. Streets and Rights-of-Way.

- Within Proposed Development. Streets, alleys, and other rights-of-way within proposed development shall be appropriately dedicated for the purposes they are intended to serve.
- Perimeter Streets; Dedication. Where the proposed subdivision abuts upon an existing street or half-street that does not
 conform to the right-of-way standards of Division 5.200, Subdivision Design Standards, or to an adopted thoroughfare
 plan, whichever provides for a wider pavement section, the subdivider shall dedicate right-of-way width sufficient to make
 the full right-of-way width conform.
- 3. Perimeter Streets; Pavement or Fee in Lieu Required.
 - a. The subdivider shall pave so much of the dedicated right-of-way as to make the full pavement width comply with Division 5.200, or an adopted thoroughfare plan, whichever provides for a wider pavement section. Before any pavement is laid to widen existing pavement, the existing pavement shall be cut back two feet to assure an adequate sub-base and pavement joint. Pavement shall be installed according to specifications promulgated by the City Engineer.
 - b. Alternatively, if the length of the perimeter street is less than 1/4 mile or its improvement at the time of subdivision would in the City Engineer's professional opinion create a traffic safety hazard because it does not create a complete widened street segment between off-site street intersections, then the subdivider shall deposit with the City an amount equal to the cost of the improvement required by 3.a. above so that the City can make the improvement when sufficient right-of-way is dedicated from adjacent properties to do so in manner that is safe and practical for motorists. Amounts deposited pursuant to this Section shall be kept in segregated accounts and shall be subject to the reimbursement provisions of Section 5.211, Water Rights and Cost Participation. Requests for reimbursement shall be made to the Administrator, shall be reviewed by the City Engineer, and forwarded to the Planning and Zoning Commission for review and City Council for final action on the request.

Division 5.200, Subdivision Design Standards

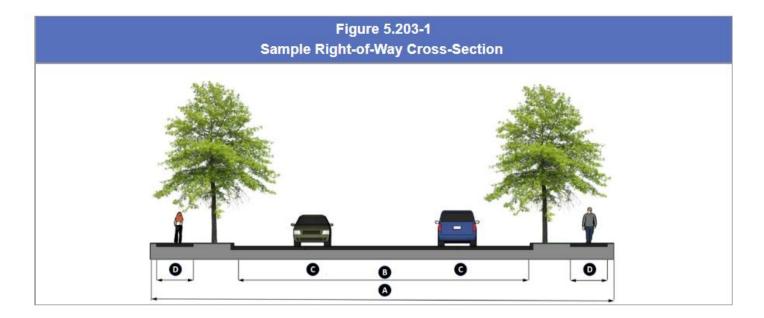
Sec. 5.203, Streets Cross Sections

- A. Right-of-Way and Pavement Widths. Rights-of-way shall conform to those set out in Table 5.203-1, Right-of-Way Widths, and as generally depicted in Figure 5.203-1, Sample Right-of-Way Cross-Section.
- B. Adjustments. The City shall, where feasible, require the street's design to minimize the disturbance of natural resources, including floodplains. Where additional right-of-way is needed to obtain vertical curve, grade, clear sight triangles, turn lanes, or medians, the required right-of-way shall be adjusted to the extent necessary in accordance with local needs as determined by the Planning and Engineering Departments.
- C. Half Streets Prohibited. No half-streets shall be permitted in new subdivision plats.

Table 5.203-1 Right-of-Way Widths ¹					
Road Classification	Minimum Right-of- Way Width Required (A)	Minimum Pavement Width Required ² (B)	Lanes (C)	Sidewalks (width and sides of street) (D)	
Principal Arterial	120 feet	81 feet	5 including center	5 feet / Both	
Minor Arterial	100 feet	64 feet	5 including center	5 feet / Both	
Collector	80 feet	57 feet	3 including center	5 feet / Both	
Residential Collector ³	60 feet	43 feet	2	5 feet / Both	
Minor Street	50 feet / 60 feet	32 feet / 36 feet	2	5 feet / Both	
Alleys	20 feet	18 feet			

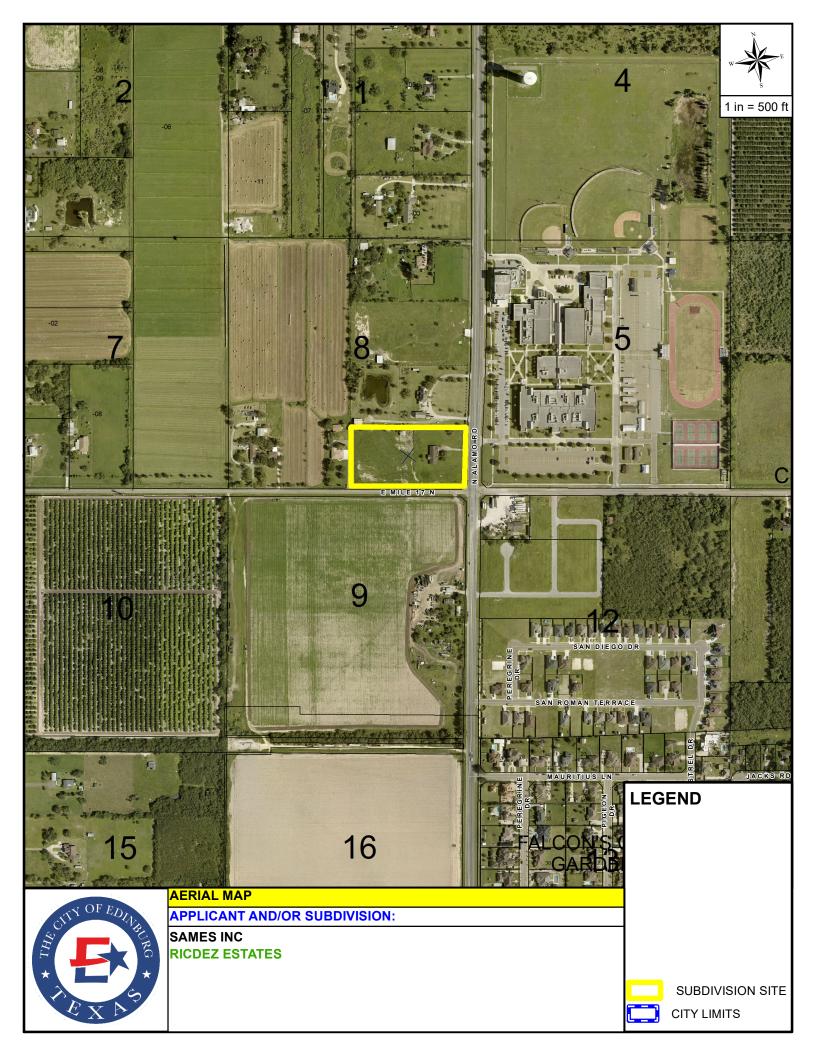
TABLE NOTES:

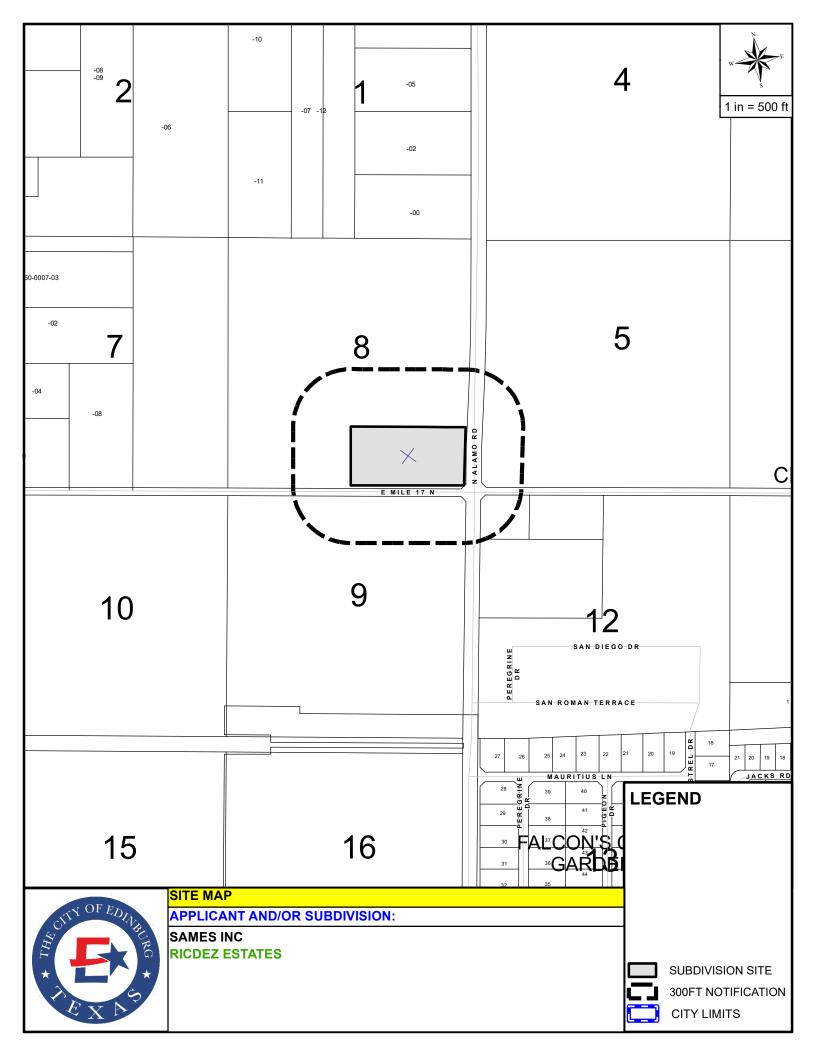
³Multi-family subdivisions shall be required to comply with residential collector street standards except that internal streets may have a minimum right-of-way width of 50 feet, a minimum pavement width of 40 feet, and shall require easements that are 10 feet in width on both sides of the street for utilities and sidewalks. Streets on the perimeter of the development are not eligible for this reduction.

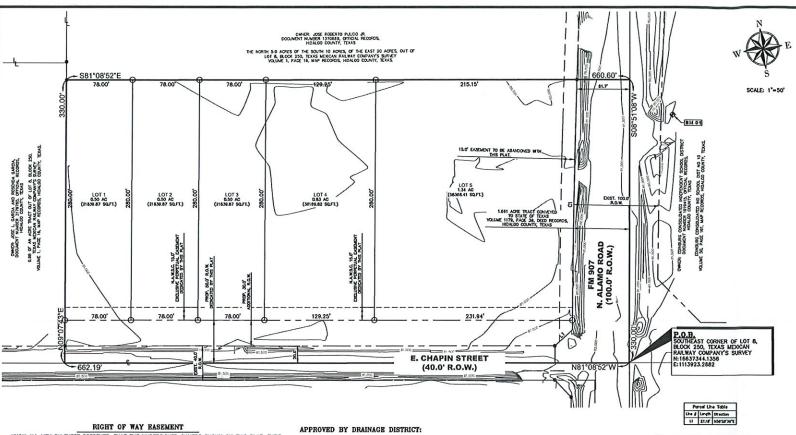


¹Refer to the City Standards Manual Street Details for more information.

²From back-of-curb to back-of-curb.







RIGHT OF WAY EASEMENT

SHOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSORED OWNERS SHOWN ON THIS PLAT, THEIR
SUCCESSORS, ASSORS, AND TRANSFERES (HEREIN CALLED "CRANTOR" METHER ON ONE OR MORE
PERSONS ARE HAMED, IN CONSPERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND
THE RESOLUTION OF THE PROPERTY OF T

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WORDS OR RELOCATION THE WOOD SOAS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR TURNINES GRANTS TO GRANTE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATED SAM WATER LINE AS MAY BE NECESSANT TO CLEAR THE ROAD MAPROVEMENTS, WHICH EASEMENT HEREBY COUNTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WORTH, THE CONTRET LINE THEREOF BEANT THE PPERLINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTICR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THUS AGREEMENT TOGETHER WITH OTHER PROMISONS OF THIS GRANTE SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSORS. THE GRANTICE (AND AND ASSORS THE GRANTEE, ITS SUCCESSORS AND ASSORS. THE GRANTICE OVERHAITS THAT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LENS EXCEPT THE FOLLOWING.

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THLE W OF THE CIVIL ROBITS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THEREOF FOR DO LION AS THE EASEMENT CONTINUED TO BE USED FOR THE SAME OR SUMLAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LION AS THE ASSISTANCE

DATE

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS ____ DAY OF

RICARDO RESENDEZ 204 E. CANO STREET. EDINBURG, TX 78539

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSKORD, A NOTARY PUBLIC IN AND FOR SAD COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED. IN AND FOR SAD COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED. WHOSE NAME(S) IS (ARE) SUBSCORRED TO THE FORECOME INSTRUMENT, AND ACHOMEDOED TO ME THAT HE (SIES) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE __ DAY OF ____ 20____

NOTARY PUBLIC STATE OF TEYAS

MY COMMISSION EXPIRES

HDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COUPLY WITH THE MINIUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON CENTRALLY ACCEPTED DIONIEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEET TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E. GENERAL MANAGER

PLANNING & ZONING COMMISSION CERTIFICATION

THIS PLAT OF RICDEZ ESTATES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS AND IS HERE BY APPROVED BY SUCH COMMISSION. DATE THIS DAY OF

CHAIRPERSON-PLANNING AND ZONING COUMISSION

MAYOR'S CERTIFICATION

I, THE UNDERSIONED, MAYOR OF THE CITY OF CITY NAME, HEREBY CERTIFY THAT THIS SUBDIMISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIMISION REGULATIONS (TITLE 11 OF THE MUNICIPAL CODE) OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

ATTEST: CITY SECRETARY MAYOR, CITY OF CITY NAME

HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. __ ON THIS, THE ___ DAY OF

HDULGO COUNTY IRRGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS MOJOR ASSEMBLY.

NO IMPROVEMENTS OF ANY KNO SHALL BE PLACED UPON THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE WRITTEN PERMISSION OF HODAI.

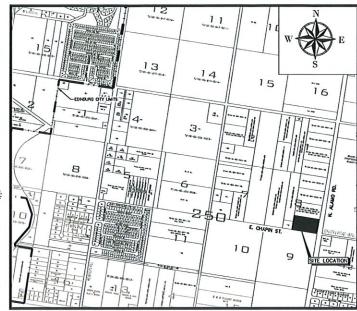
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO JR. HIDALGO COUNTY CLERK

____ AT ____

- FLOOD ZONE DESIGNATION: "ZONE X" AREAS BETWEEN LIMITS OF 100-YEAR AND 500-YEAR FLOOD; OR AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- SETBACKS: FRONT: 25.00 FEET. REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER SDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- MINMUM FINSHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEYER IS GREATER, ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSDE A DESCONATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERFLY PRE AND POST CONSTRUCTION PRISSHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS METHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. ENGINEERING PLANS.
 BM. NO. 1 DESCRIPTION: TOP OF STORM SEWER MANHOLE LOCATED ON THE EAST RIGHT OF WAY LINE OF N.
 ALAUG ROAD (FM. 907), APPROXIMATELY 193.0 FEET NORTH FROM THE NORTH CORNER CLIP. CORNER OF
 CHAPM STREET, HAMMO A GENE COMPONATE OF N:16537831.9900, E1114018.9510 AND ELELY. OF 81.953.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 6,242 CUBIC-FEET 0,143 ACRE-FEET OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.3 FOR STORM SEWER IMPROVEMENTS.) NO FILL OR PERVANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT, EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BULDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- 12. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRWES TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION'S AND MAINTENANCE OF THE EASEMENT.
- 14. CLEARANCES FOR WATER WETERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREWENTS, SAMTARY SEMER MUST BE CONNECTED TO A RESIDENCE PROR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER A SEMER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PROR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- DRAINAGE DETENTION POND SHALL TO BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POWD IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.

I, <u>RCARDO RESCHOEZ</u> THE UNDERSONED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNAIT AS <u>ROCKEZ ESTATES SUBDUNISON</u> DO HEREBY CRAINT AN EASEMENT TO THE CITY OF EDINBURG, TEXANO THOSE WHOSE MAY NOW OR HEREAFTER HOLD FRANCHSE WHOSE AND CITY, THE PRIVAT ACCESS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SODWALKS AND OTHER MYROVEMENTS AN ACCESS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SODWALKS AND OTHER MYROVEMENTS AN EXEMINITY, HEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE PRIVATE OF THE CITY OF EDINBURG, EMPLOYEES OF UTULIES OPERATING UNDEFINANCIES OF THE CITY OF EDINBURG AND RESORTIS OF THE SUBDIMISON AND THEIR CHEST.

BEFORE ME, THE UNDERSONED NOTATY PUBLIC, ON THIS DAY PERSONALLY APPEARED, RCARDO RESDIDEZ, PROVED TO ME PROVIDED TO BE THE PERSONS HOUSE TO BE THE PERSONS HOUSE TOME SUBSCREED TO THE FORECOME INSTRUMENT, HOU, BEING BY ME PRIST DUTY SHOW, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND COORDET AND ADMONALED THAT THE STATEMENTS THEREIN ARE TRUE AND COORDET AND ADMONALED THAT THE STATEMENTS THEREIN ARE TRUE AND COORDET AND ADMONALED THAT THE STATEMENTS AND CONSTRUCTANCE THEREIN ADMONALED THAT THE PERSON.



LOCATION MAP SCALE: 1"=1000"

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RICDEZ ESTATES **SUBDIVISION**

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RACE 2 - ADZ APRES (TRATILIZO SOURCE TIET) OF LIND OUT OF THE SOUTH FIRE (5) APRES OF THE LINST THEMTY (20) APRES CONNECTED TO

RECURSO RESPONDED, RECORDED IN COCOMENT MAKER 313445, OFFICIAL RECORDS, HOUGH COUNTY, TEXALS.

METES AND BOUNDS

ALL BEING OUT OF LOT 8, SECTION TWO HINDRED FIFTY (250), TEXAS-MEXICAN RAILWAY COMPANYS SURVEY, HOLLGO COUNTY, TEXAS, ACCORDING TO THE MAY OF RIAT THEREOF RECORDED IN YOLLME 1, PACE 16, MAP RECORDS, HOLLGO COUNTY, TEXAS, SAID 5.0 ACRES (217,600 SQUARE FEET) OF LAND BEING MORE OR LESS DESCREDED AS FOLLOWS,

COMMENONS AT THE COMMON CONNER FOR LOTS & AND 9, SECTION 250, OF SAID TEXAS-MEXICAN RALWAY COMPANY'S SURVEY, HOLICO COUNTY, TEXAS, AND THE SOUTHWEST CONNER OF EINBURG CONSOLDATED INDEPENDENT SCHOOL DISTRICT, RECORDED IN 10 DOCUMENT MAJORER 1919145, CEPTIOLA, CEPTIOLA, CEPTIOLA, CEPTIOLA, CHICAL CHICAL CONTROL TO THE TRACT HEREIN DESCRIBED, (HAVING A STATE PLANE COORDINATE OF WAY) FOR THE SOUTHEAST CONNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, (HAVING A STATE PLANE COORDINATE OF XI-1113242/OTZ Y-11653734-3319)

- 1. THENCE, NORTH 81 DEC. 08 MIN. 52 SEC, WEST, (WEST-PLAT) ALONG THE COMMON LINE FOR LOTS 8, AND 9, SECTION 250, OF SAD TEXAS-MEXICAN RANGANY COMPANY'S SIRVEY, AND THE CONTRIBUTE OF SAID CHAPM ROAD, AT A DISTANCE OF 87.00 FEET PLASS THE WEST LINE OF A ROYL OF WAY LEASHDYT CONVENTION TO STATE OF TEXAS, RECOMED IN VICINE 1179, PACE 33, DECENDING CONVENTION TO STATE OF TEXAS, RECOMED IN VICINE 1179, PACE 33, DECENDING CONVENTION TO STATE OF THE COMMON CONVENTION TO STATE OF THE COMMON CONVENTION TO STATE OF THE COMPANY CONVENTION TO STATE OF THE COMPANY CONVENTION TO ASSET OF THE COMPANY CONVENTION TO ASSET LARGAL AND ROSES OF THE LEAST THEM'TH (20) ADRES CONVENTION TO ASSET LARGAL AND ROSES OF THE LEAST THEM'TH (20) ADRES CONVENTION TO ASSET LARGAL AND ROSES OF THE LEAST THEM'TH (20) ADRES CONVENTION TO ASSET LARGAL AND ROSES OF THE LEAST THEM'TH (20) ADRES CONVENTION TO ASSET LARGAL AND ROSES OF THE LEAST THEM'TH (20) ADRES CONVENTION TO ASSET LARGAL AND ROSES OF THE LEAST THEM'TH (20) ADRES CONVENTION TO ASSET LARGAL AND ROSES OF THE TRUE THEORY DECONVENTION TO ASSET LARGAL AND ROSES OF THE TRUE THEORY DECONVENTION TO ASSET LARGAL AND ROSES OF THE TRUE THEORY DECONVENTION TO ASSET LARGAL AND ROSES OF THE TRUE THEORY DECONVENTION TO ASSET LARGAL AND ROSES OF THE TRUE THEORY DECONVENTION TO ASSET LARGAL AND ROSES OF THE TRUE THEORY DECONVENTION TO ASSET LARGAL AND ROSES OF THE TRUE THEORY DECONVENTION TO ASSET LARGAL AND ROSES OF THE TRUE THEORY DECONVENTION TO ASSET LARGAL AND ROSES OF THE TRUE THEORY DECONVENTION TO ASSET LARGAL AND ROSES OF THE TRUE THEORY DECONVENTION TO ASSET LARGAL AND ROSES OF THE TRUE THEORY DECONVENTION TO ASSET LARGAL AND ROSES OF THE TRUE THEORY DECONVENTION TO ASSET LARGAL AND ROSES OF THE TRUE THEORY DECONVENTION TO ASSET LARGAL AND ROSES OF THE TRUE THEORY DECONVENTION TO ASSET LARGAL AND ROSES OF THE TRUE THEORY DECONVENTION TO ASSET LARGAL AND ROSES OF THE TRUE THEORY DECONVENTION TO ASSET LARGAL AND ROSES OF THE TRUE THE TRUE
- 2. THENCE, NORTH OF DEC. OF MIN. 43 SEC, EAST, (NORTH-PLAT) ALONG THE COMNON LINE OF SAD FIVE (5) ACRES OF THE EAST TWENTY (20) ACRES CONNETED TO ROCKROO RESEDUCE, AND A 0.88 ACRE TRACT CONNETED TO JOSE L. GARCIA AND ROSENDA GARCIA, AT A DESTANCE OF SAD OF TEST PASS A TOWN OF 12 NOR FROM FOR THE PLATE CAP STALMED SAMESFOR THE MORTH ROST OF WAY LINE SAD GHEN ROAD, CONTRIBUNG A TOTAL DISTANCE OF 330.00 FEET TO A FOLIND 1/2 NICH ROST ROO ON THE COMMON CONNER OF SAD FIVE (5) ACRES OF THE EAST THEMTY (20) ACRES CONVETED TO ROCKROO RESPORT, AND A 50 ACRE TRACT MONTHLY DISTANCE OF SAD FIVE (5) ACRES OF THE LAST THEMTY (20) ACRES CONVETED TO ROCKROO RESPORT, AND A 50 ACRE TRACT DESCRIPTION FOR THE MORTHWEST CONNERS OF THE THEM THEMSEL SAD SAD ACRES TRACT DESCRIPTION FOR THE MORTHWEST CONNERS OF THE TRACT THEMSEL DESCRIPTION TO RECORD RESPONDED AND ACCURATE OF THE MORTHWEST CONNERS OF THE TRACT THEMSEL DESCRIPTION TO RECORD RESPONDED AND ACCURATE OF THE MORTHWEST CONNERS OF THE TRACT THEMSELD DESCRIPTION.

STATE OF TEXAS COUNTY OF HIDALGO

OSCAR HERNANDEZ, R.P.L.S.

DATE NO. 5005



I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THES PLAT.

JESSICA W. WALDONADO, PE

NO. 111579 DATE

SHEET 1 OF 3 REGISTRATION # F-10602

ON 12/08/2021 IT IS NOT TO BE USED FOR ANY 074-DR PURPOSED.

DATE OF PREPARATION: DECEMBER 2021



SAMES SAM Engineering & Surveying

PRINCIPAL CONTACTS:

RICARDO RESENDEZ FNGNFFR: JESSICA M. MALDONADO, P.E. SURVEYOR: OSCAR HERNANDEZ, RPLS

LEGEND

9 - FNO. 1/2" FRON ROD

- FIG. 5/8" IRON ROD
- FIG. 1" IRON PIPE

SURVEY NOTES:

- SET 1/2" FRON ROD W/CAP STAMPED "SAMES"

O - FIG. 15 RON PPC

- FIG. PIC MAL.

- OI-SITE ENDOMAN

ROW. - ROFI OF RAY

FIG. - FIDAD

ROMA- HOMOD COUNTY MAP RECORDS

ROAD. - HOMOD COUNTY MAP RECORDS

P.O.B. - PORT OF BECOMEN

PULCE - VIDIOUS HOT-ACCESS LUSIDED!

BEARNOS SHOWN BASED ON TEXAS-WEDCAN RALWAY COMPANY SURVEY SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGE 18, MAP RECORDS, HIDALGO COUNTY, TEXAS.

2. ALL BEARNOS AND DISTANCES ARE BASED ON THE TEXAS CORDINATE STSTEM, (NLD BS) 2011 ADJUSTMENT, TEXAS STATE PLANES, SOUT ZONE (4205), US SURVEY FEET, ORD. BEARNOS AND DISTANCES IN PARENTESS ARE BASED ON RECORDED DOCUMENT.

3. ALL HORZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GP'S METHODS. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AVERICAN VERTICAL DATUM OF 1988 (NAVOBB)

> 204 E CANO ST 200 S. 10TH ST., SUITE 1500

CITY & ZIP EDINBURG, TX 78539 200 S. 10TH ST., SUITE 1500 McALLEN, TX 78501 McALLEN, TX 78501

STATE OF TEXAS COUNTY OF HIDALGO

STATE OF TEXAS COUNTY OF HIDALGO

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ___

(000) 000-0000 (956) 702-8880 (956) 702-8880

PHONE

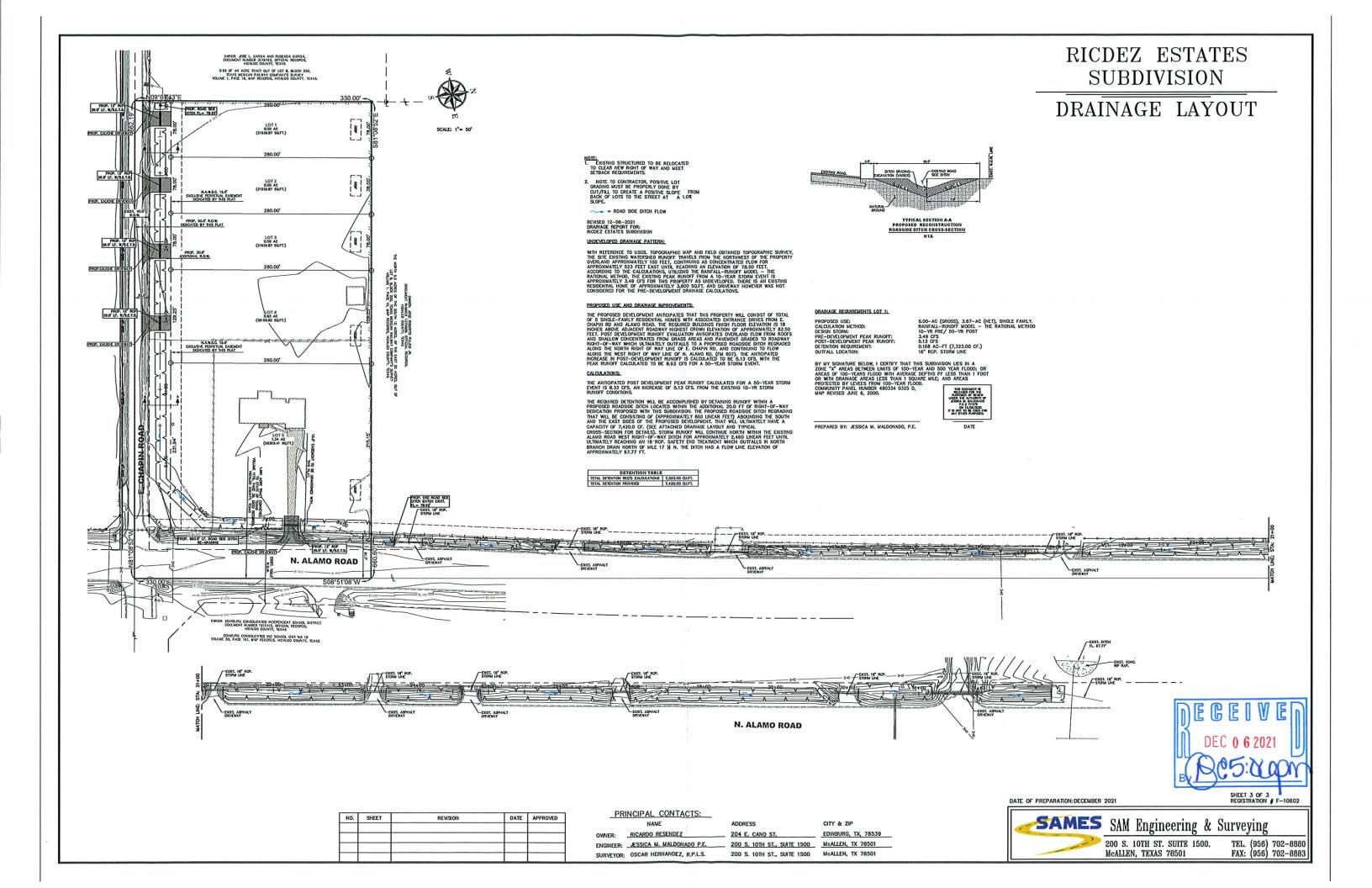
(956) 702-8883

DEC 0 6 2021

(000) 000-0000 (956) 702-8883

200 S. 10TH ST. SUITE 1500. McALLEN, TEXAS 78501

TEL. (956) 702-8880 FAX: (956) 702-8883







Planning & Zoning Department 415 W. University Drive Edinburg, Texas 78539 (956) 388-8202

Subdivision Appeals / Variance Application

Submittal Date: December 8, 2022	
Legal Description:	
TEX-MEX SURVEY E660'-S330' LOT 8 SEC 250	5.0AC GR 4.68AC NE
	nich variance is being requested):
Sec. 5.301, Dedication of Improvements, the construction o	f street widening along Chapin Rd. Mile 17.
Reason for Request:	
Being a small +/- 3.0 acre tract development and subdivide	d into 5 lats with a minimum size of 0 5 acre lats, the total
construction budget of the project has been exceeded by the	e public improvements required for this subdivision, the
anticipated opinion of probable construction cost does not sall other requirements have already been met and complete	seem applicable for the size and intend of this development. ed along with all required entities approvals.
Ricardo Resendez	
Property Owner (Print legibly or type)	Applicant / Agent (Print legibly or type)
501 W. Cano St.	
Address	Address
Edinburg , Tx. 78539	
City, State, Zip	City, State, Zip
956 735 6624	
Telephone	Telephone
riedez 305@ gmail.com	
Email address	Email address
Signature	Signature
-	
\$450 Application Fee:	



Date: December 6, 2022 Location: 515 N TOWER RD.

EDINBURG, TX

RICDEZ ESTATES SUBDIVISION FINAL COST ESTIMATE

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ITE	I TOTAL
	615'X12' STREET WIDENING IMPROVEMENTS (ASPHALT)					
1	LIME TREATED SUBGRADE (4%)	10.8	TONS	\$ 210.00	\$	2,260.13
2	6" ROAD GRADER WORK (SUBGRADE)	888	SY	\$ 4.00	\$	3,553.33
3	8" CALICHE BASE (DC) (TY E GR 4)	957	SY	\$ 8.00	\$	7,653.33
4	PRIME COAT MC-30 (0.2 GAL/SY)	191	GAL	\$ 8.00	\$	1,530.67
5	2" HMAC TY-D	820	SY	\$ 12.00	\$	9,840.00
					\$	-
					\$	24,837.46
		CIVIL CONST	RUCTION TOTAL	\$	24,837.46	

Total Estimated Construction Cost:

Construction \$ 24,837.46



STAFF REPORT: RBR SUBDIVISION No. 5

Date Prepared: December 15, 2022 Planning and Zoning Meeting: January 10, 2023

Preliminary Plat Approval

Subject: Consider the Preliminary Plat approval of RBR Subdivision No. 5

Subdivision, being a 50.00 - acre tract of land out of Lot 4, Block 61, Alamo Land & Sugar Company's Subdivision, located at 7220 E. Texas Road, as

requested by S2 Engineering.

Location: The property is located on the south side of East Texas Road and east of South

Tower Road, and is within the City of Edinburg's Extra-Territoral Jursidiction

(ETJ).

Zoning: Property zoning is currently Agricultural District (AG) District.

Setbacks: UDC Setbacks for Residential Surburban (RS) District, Setbacks; Front 30-

ft., Side 15-ft., and Rear 30-ft

Analysis: The Preliminary Plat devlopment of 87- Residential lots averaging

approximately (22,250.00) square feet.

Utilities: Water Distribution System will be provided by North Alamo Water

Distribution System. Development will comply with County of Hidalgo

O.S.S.F., (On-Site Sewage Facility) septic system.

All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards

Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilities Department:

Preliminary Phase Submittal comments for this subdivision are included in the packet. As per Engineering, the plat shall be Preliminarily Approved until all comments have been addressed by the



project engineer.



ENGINEERING DEPARTMENT

Preliminary Staff Review

January 6th, 2023

Jose Noe Saldivar, P.E., C.F.M.

S2 Engineering 2424 Mimosa Street Mission, TX 78574 (956) 403-9787

RE: RBR SUBDIVISION NO.5 – PRELIMINARY REVIEW

Mr. Saldivar,

Attached are the Preliminary Phase Submittal comments for RBR Subdivision No. 5. Submittal is adequate as presented and recommended for preliminary approval.

Any questions feel free to contact us.

Thanks,

Digitally signed by Peter Hermida Date: 2023.01.06 14:59:43 -06'00'

Peter Hermida, P.E.

Email: phermida@cityofedinburg.com

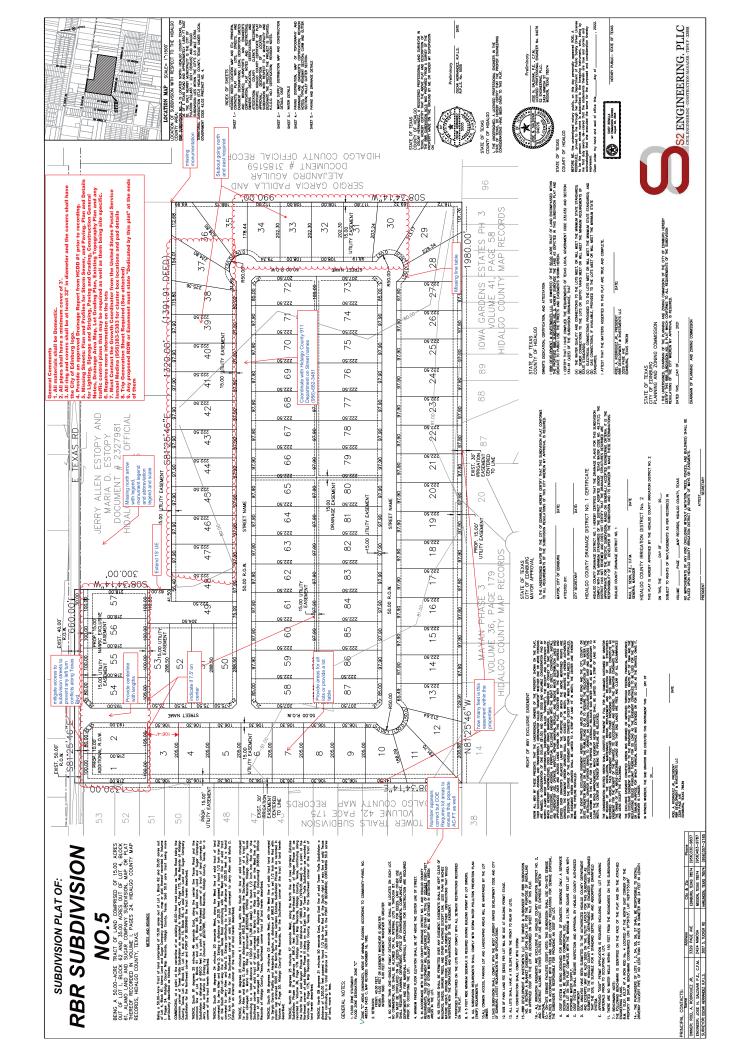
415 W. University Drive Edinburg, Texas 78539

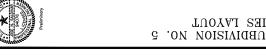
Cc:

Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, P.E., Engineer III, Roberto Hernandez, CFM, Engineer II, Abel Beltran, Planner I, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Jaime Acevedo, Director of Planning and Zoning, Rita Lee Guerrero, Management Analyst, Jaime Xavier Ayala, Planner II, Gerardo Carmona P.E., Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste

REFERENCES:

City of Edinburg – 2021 Standard Manual – Construction and Development Requirements; Unified Development Code; and if required a TX-Dot Permitting UIR permitting process.





FOR MY SHAPINE REAL CERTIFY THAT THE WINTEN HOUSE SERVICE SCALLINES RESCORDS ABOVE ARE IN CONSUMER WITH THE MODEL RALES ADOPTED IMAGES SECTION 16.345, WATER CODE, I GERTIP HAT THE COSTS TO NESTLAL. THE CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DEGLISSED ABOVE, AND AS ES FOLLOWS:

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ALEJANDRO AG POCUMENT # 31 HIDALGO COUNTY OFFIC

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4 PROP. 3.4" SINGLE SERVICE

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PROP. 442:00 LF 8" C-900 WATER LINE

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PROP. (2) 8"-45" PVC BEND

WER TRAILS VOLUME 42, SO COUNTY

PROPOSED FIRE HYDRANT F.E.: 80.90

PROPOSED 8 FINE HYDRANT F.E.: 80.60

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Maximum hydrant spacing shall be 600 LF, travel distance, for single family subdivisions

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DILLY EASEMENT
PROP. 8"X8" TEE
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PROPOSED FIRE HYDRANT F.E.: 80.60

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PROP. 15.00" --

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PROP. 1,462.00 LF 8" C-900 WATER LINE

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3/4" F SERVICE 5

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1 PROP. 1" DOUBLE SERVICE

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PROP. 1 8" C:90

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IOWA GARDENS ESTATES PH 3 VOLUME 41, PAGE 58 HIDALGO COUNTY MAP RECORDS

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EXIST. 30 IRRIGATION EASEMENT CENTERED TO LINE

PROP. 15.00' UTILITY EASEMENT

MAYAN PHASE 3
VOLUME 36, PAGE 179
HIDALGO CQUNTY MAP RECOR

12

REWLE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARA \$ 5,000.00 A UN COSTO TOTAL DE \$ 70,000.00 TODA A SUBUNISIÓN.

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THE RESIDENTIAL LOTS SHOULD REPLECT SERVICE BY A 3/4" METER

DATE

ROEL A. RODROUEZ JR., PRESIDENT RRIE DENZJOPARNT & INVESTIGINES LLC 3329 PAGE AVE EDNBURG, TEXAS 78639

 CONTRACTOR TO NOTIFY ALL UTLUTY COMPANIES FOR VERFICATION
 OF CONTRACTOR SHORT FOR SOSTIFICATION OF STILL
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NOTARY PUBLIC - STATE OF TEXAS

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WATER DISTRIBUTION: \$5555 DRAINAGE IMPROVEMENTS: \$5555 TOTAL: \$5555

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MARIO IVAN RIOS DOCUMENT # 3255248 HIDALGO COUNTY OFFICIAL RECORDS

RERRY ALLEN ESTOPY AND MARIA D. ESTOPY DOCUMENT # 2327981 HIDALGO COUNTY OFFICIAL RECORDS

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ADDITIONAL R.O.W. PROP. 52 LF

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PROP. TIE IN TO EXIST. 8" WATER LINE NAWSC

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FINAL ENGINEERING REPORT FOR RBR SUBDIN BY JOSE N. SALDRAR, P.E.

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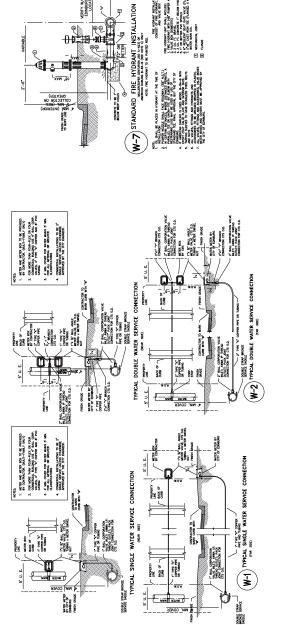
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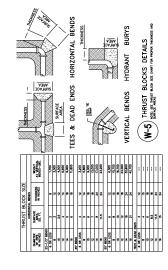


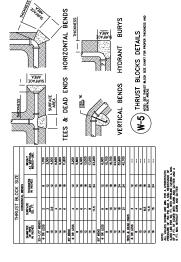
RBR SUBDIVISION NO.5

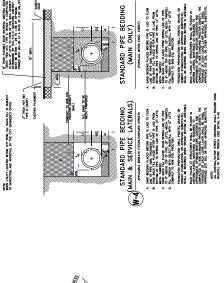
WATER DETAILS:

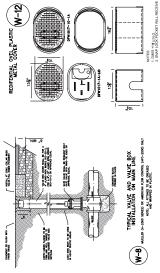


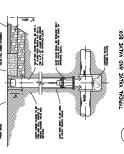
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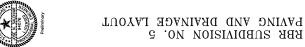


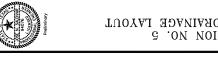


SHEET NO. 3 OF 5 SHEETS

NO. 4 SHEETS

SHEET N





DOCUMENT # 3255248 DALGO COUNTY OFFICIAL

JERRY ALLEN ESTOPY AND
MARIA D. ESTOPY
DOCUMENT # 2327981
HIDALGO COUNTY OFFICIAL
RECORDS

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PROP. 658 LF -48" HPP @ 0.1%

MARIO IVAN RIOS

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PROP. 460 LF - 42" HPP @0.1%

PROP. 307 LF. 48" HPP @0.1% PROP. TYPE A INLET TOP: 80.00 FL: 72.29

PROP. STORM MH TOP: 79.90 FL: 72.84 PROP. 108 LF

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PRÔP.

FLOOD PLAIN
 The proposed subdivision is in Zone "C" (No studing reflect LOMR dated Nov. 16, 1982. Defined as areas v

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PROP. TYPE A INLET TOP: 80.00 FL: 73.04

PROP. 38 LF - 24" RCP @0.2%

PROP. 38 LF. 24" RCP @0.2% INLET & 60 9

97.90 97.90 PROP. TYPE A INLET TOP: 80.00 FL: 73.36

PROP. 290 LF - 97.90 30" RCP @0.2% PROP. 38 LF -

15.00 PROP. TYPE A INLET 6 TOP: 80.00

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SERGIO GARA DELLA AND ACUILLA AND DOCUMENT # 3185159
HIDALGO COUNTY OFFICIAL RECORDS

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PAGE 175

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Convent Utility Struct Comments:

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Casherned Sell and Spiglot.

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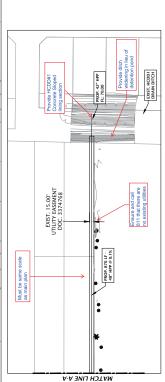
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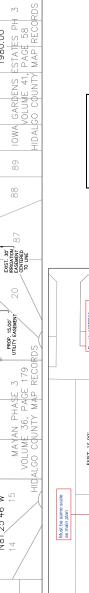
PROP. 15.00' UTILITY EASEMENT

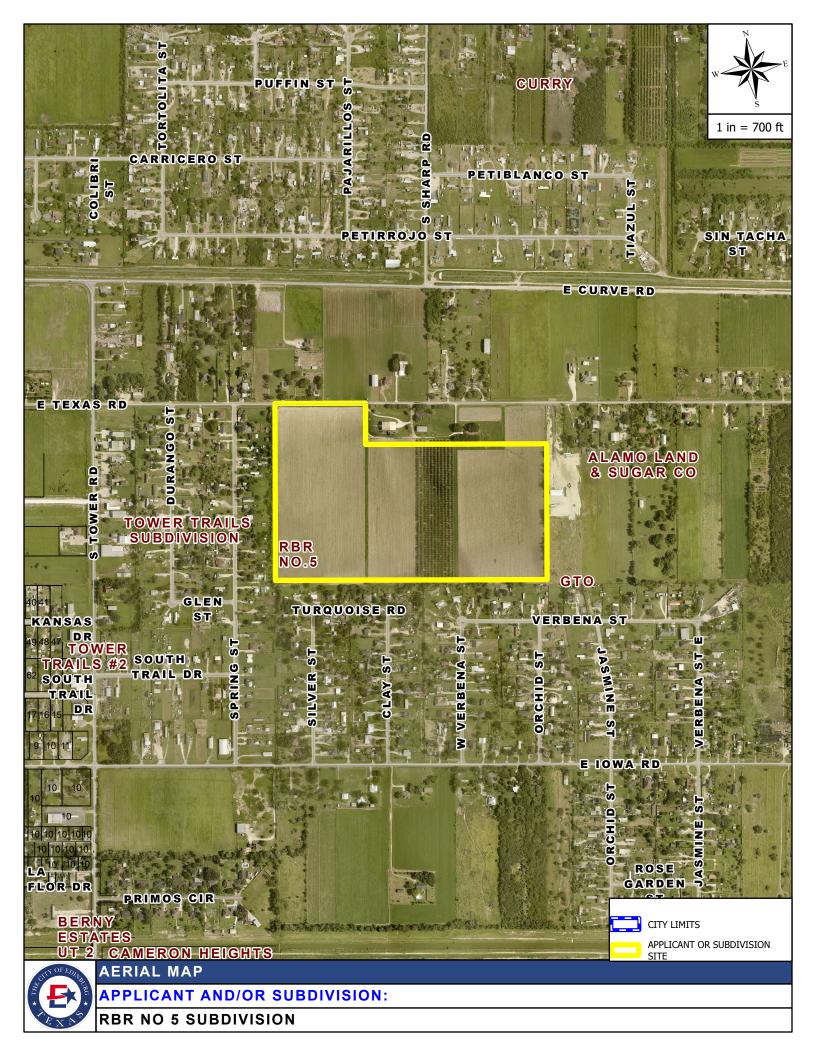
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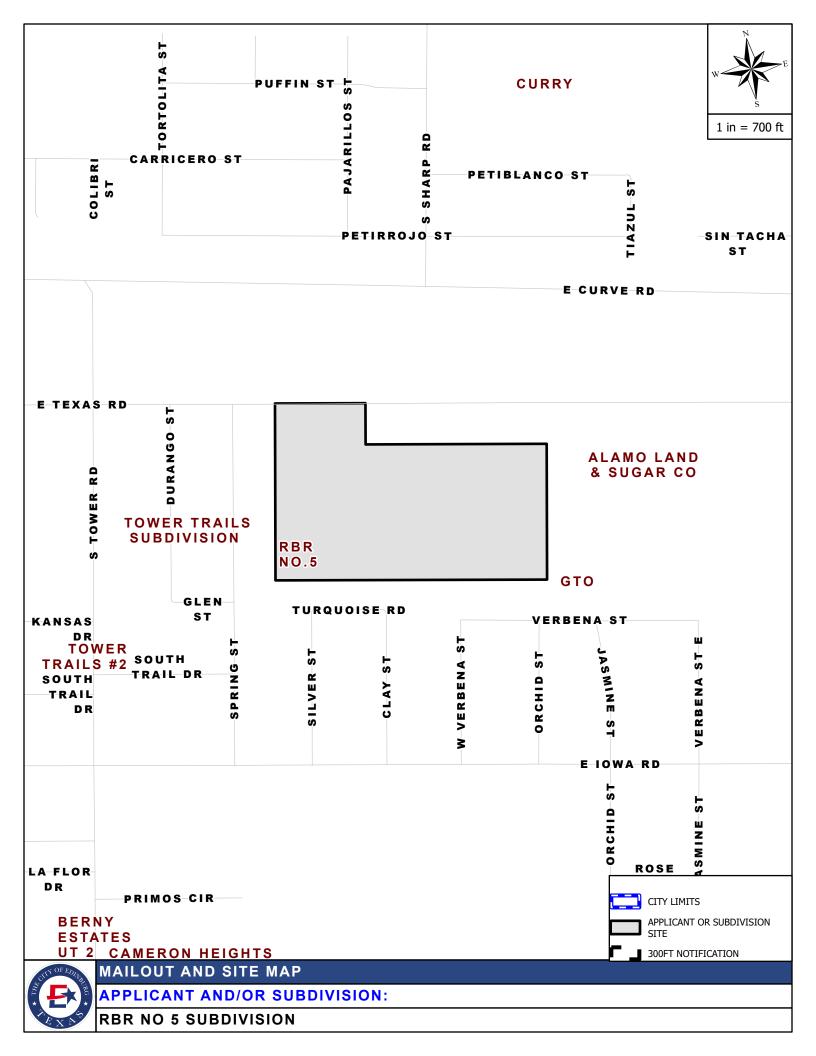
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COST ESTIMATE
WATER DISTRIBUTION: \$170,000
DRAIMGE IMPROVEMENTS: \$55,000
OSSF IMPROVEMENTS: \$52,000
TOTAL: \$255,000









Planning & Zoning

415 West University Drive Edinburg, Texas 78539 (956) 388-8202



Subdivision Application

ENERGOV CASE # PLAT-2022 - 0139

Date: 12/09/2022 Request Typ	e:
1. Exact Name of Subdivision: アルス。	
2. Property Owner: Roof Rodrigues	, , ,
4. Owner Phone: 956 330 983.7	
6. Owner Address: 3329 Tage Ave	-
7. Current Zoning: Agreythie	
9. Legal Description: 18 104 a 50.00	Acre Tract of Land Comprised
	1, Block G2 and 35.00 Acres
out of Lot 4, Block 61, Ale	one hard and 10 Property ID: Suba.
11. Inside City Limits? If "No," is in the	Comprehensive Development Area Rural Development Area
12. Primary Consulting Firm: Sol Engineering	7/20 13. Phone: 956 4039787
14. Consulting Firm Address: 2424 Mimo Su	* private month
15. Consulting Firm Email(s): SZ Engineering of	15@ gnas /
16. Desired Land Use Option:	
17. Number of Lots: Single Family Multi-Family	L'/s Commercial 1/4 Industrial 1/4
18. Proposed Wastewater Treatment: Sanitary Sew	ver OSSF (On-Site Sewage Facility)
19. Electric Power and Light Company to Serve the Proposed	Subdivision: American Electric Power (AEP)
20. Irrigation District: 1-10 11 42 Pota	able-water Retailer:
Owner of record, holding title to real estate within the proposed subdivisi Trust) shall be submitted with application. All such owners are listed imme	
Name(s) (Print or Type)	Mailing Address & Zip Code RECEIVED
Phone Number	Email DEQ 0 9 2022
Have any of said owners designated agents to submit and re	vise this plat application on their behalf? Name:
YesNo (If "Yes" attached duly notarized documen	tation to that effect, signed by each such owner.)
The undersigned owners of record (or their authorized agents) hereby agr standards as specified in the City of Edinburg Code of Ordinances. The und	
Commission and the City Commission approve the attached subdivision pl	at. The undersigned hereby declared that we have made a diligent effort
to ensure that all items contained in this application (including all construc be completed, signed, and submitted with the application form.	ation plans) are true and complete. Developer's requirement sheet must
Signature Mu KIL	Date 12/9/2122
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ACKNOWLEDGEMENTS

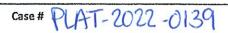
Case # PLAT-2022-0139



OWNER

I acknowledge that the subdivision application is a process. During this process, my application is reviewed by multiple City departments and requires separate and distinct approval by each. I understand that approval by one department does NOT constitute approval by all departments and should not be construed as final approval, clearance, or notice to proceed. Furthermore, review of this application by City staff is dependent upon the accuracy of the information provided. Any information found to be lacking or incorrect may result in my application being delayed or denied. If any portion of my plan changes or must be modified, it is my responsibility to notify City staff as soon as is practicable, and I accept that these changes may result in reassessment, denial, or revocation of any approvals or permits received prior to that time.

permits received pile		1 DIN
ENGINEER	Owner/Agent	NISV
I have read the information contained on the following <u>Subdivision Plat Fe</u> requirements noted herein.	ees and <u>Submission Requirements</u> forms and I	nereby agree to comply with
	Project Engineer	Sala, 75
Subdivision Plat Fees		•
SUBDIVISION NAME:		
Administrative Fees (select all that apply)		Office Use Only
1. Preliminary Plat, \$ 250		12-9-22
2. Final Plat, \$ 200		-
3. Minor Plat, \$ 250		·
4. Amended Plat, \$ 250	*	
5. Re-Plat, \$ 250		
6. Vacating Plat, \$ 250		-
7. Plat Review Fee (2 -5 Mile E.T.J.), \$ 250		-
8. Site Plan Review, \$ 250		
9. Appeals or Variances, \$ 450		
10. Voluntary Annexation, \$ 100 Plus Publication Cost:		
11. Land-Clearing Permit, \$ 150		
12. Street Sign Installation, \$ 200		
13. Park Land Fees (Per Unit)		
Developer, \$ 300 # of Units:	-	-
Builder, \$ 300 # of Units:		
E.T.J. Single Family, \$ 300		
E.T.J. Multifamily, \$ 300		
Variable (fill as appropriate)		
14. Administration and Inspection Fee, 2.0%	<u> </u>	
15. Construction Materials Testing Fee, 3.0%		
16. Water Right Fees Per Acre, TBD		
	\$ 0.00	
16. Water Right Fees Per Acre, TBD TOTAL	\$ 0.00	





Submission Requirements Checklist

<u>Prelim</u>	inary Plat Requirements	Copies	_Office Use Only
1 .	Subdivision Plat, Utility (Layout Folded)	ar.8	12/9/22
2.	Digital File(s) (emailed, USB, CD, etc.)	1	12/12/22
3.	Preliminary Drainage Report	2	12/9/22
4.	8 ½" X 11" Copies of Subdivision Plat & Utility Layout	1	12/13/22
7 5.	Warranty Deed	1	12/12/22
6.	Signed Application(or application with a notarized Letter of Authorization)	1	12/9/22
	· ·		
Pre-Co	<u>nstruction</u>		
1.	Subdivision Plat and Construction Plans (utilities)	8	
2.	Engineer Cost Estimate	1	
3.	Digital Construction Plans (emailed, USB, CD, etc.)	1	
<u> </u>	SWPPP/CNOI (Required)	2	
Final P	lat Requirements		
<u> </u>	Mylar of Subdivision Plat	1	
2.	Mylar As-Builts Construction Plans	2	
	Digital Copy of As-Builts (emailed, USB, CD, etc.)		
·4.	Letter of Credit (If Applicable)	1	

Planning & Zoning

415 West University Drive Edinburg, Texas 78539 (956) 388-8202



Subdivision Application

ENERGOV CASE # PLAT-2022 - 0139

Date: 12/09/2022 Request Typ	e:
1. Exact Name of Subdivision: アルス。	
2. Property Owner: Roof Rodrigues	, , ,
4. Owner Phone: 956 330 983.7	
6. Owner Address: 3329 Tage Ave	-
7. Current Zoning: Agreythie	
9. Legal Description: 18 104 a 50.00	Acre Tract of Land Comprised
	1, Block G2 and 35.00 Acres
out of Lot 4, Block 61, Ale	one hard and 10 Property ID: Suba.
11. Inside City Limits? If "No," is in the	Comprehensive Development Area Rural Development Area
12. Primary Consulting Firm: Sol Engineering	7/20 13. Phone: 956 4039787
14. Consulting Firm Address: 2424 Mimo Su	* private month
15. Consulting Firm Email(s): SZ Engineering of	15@ gnas /
16. Desired Land Use Option:	
17. Number of Lots: Single Family Multi-Family	L'/s Commercial 1/4 Industrial 1/4
18. Proposed Wastewater Treatment: Sanitary Sew	ver OSSF (On-Site Sewage Facility)
19. Electric Power and Light Company to Serve the Proposed	Subdivision: American Electric Power (AEP)
20. Irrigation District: 1-10 11 42 Pota	able-water Retailer:
Owner of record, holding title to real estate within the proposed subdivisi Trust) shall be submitted with application. All such owners are listed imme	
Name(s) (Print or Type)	Mailing Address & Zip Code RECEIVED
Phone Number	Email DEQ 0 9 2022
Have any of said owners designated agents to submit and re	vise this plat application on their behalf? Name:
YesNo (If "Yes" attached duly notarized documen	tation to that effect, signed by each such owner.)
The undersigned owners of record (or their authorized agents) hereby agr standards as specified in the City of Edinburg Code of Ordinances. The und	
Commission and the City Commission approve the attached subdivision pl	at. The undersigned hereby declared that we have made a diligent effort
to ensure that all items contained in this application (including all construc be completed, signed, and submitted with the application form.	ation plans) are true and complete. Developer's requirement sheet must
Signature Mu KIL	Date 12/9/2122
	CONTROL OF THE CONTRO

ACKNOWLEDGEMENTS

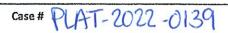
Case # PLAT-2022-0139



OWNER

I acknowledge that the subdivision application is a process. During this process, my application is reviewed by multiple City departments and requires separate and distinct approval by each. I understand that approval by one department does NOT constitute approval by all departments and should not be construed as final approval, clearance, or notice to proceed. Furthermore, review of this application by City staff is dependent upon the accuracy of the information provided. Any information found to be lacking or incorrect may result in my application being delayed or denied. If any portion of my plan changes or must be modified, it is my responsibility to notify City staff as soon as is practicable, and I accept that these changes may result in reassessment, denial, or revocation of any approvals or permits received prior to that time.

permits received pile		1 DIN
ENGINEER	Owner/Agent	NISV
I have read the information contained on the following <u>Subdivision Plat Fe</u> requirements noted herein.	ees and <u>Submission Requirements</u> forms and I	nereby agree to comply with
	Project Engineer	Sala, 75
Subdivision Plat Fees		•
SUBDIVISION NAME:		
Administrative Fees (select all that apply)		Office Use Only
1. Preliminary Plat, \$ 250		12-9-22
2. Final Plat, \$ 200		-
3. Minor Plat, \$ 250		·
4. Amended Plat, \$ 250	*	
5. Re-Plat, \$ 250		
6. Vacating Plat, \$ 250		-
7. Plat Review Fee (2 -5 Mile E.T.J.), \$ 250		-
8. Site Plan Review, \$ 250		
9. Appeals or Variances, \$ 450		
10. Voluntary Annexation, \$ 100 Plus Publication Cost:		
11. Land-Clearing Permit, \$ 150		
12. Street Sign Installation, \$ 200		
13. Park Land Fees (Per Unit)		
Developer, \$ 300 # of Units:	-	-
Builder, \$ 300 # of Units:		
E.T.J. Single Family, \$ 300		
E.T.J. Multifamily, \$ 300		
Variable (fill as appropriate)		
14. Administration and Inspection Fee, 2.0%	<u> </u>	
15. Construction Materials Testing Fee, 3.0%		
16. Water Right Fees Per Acre, TBD		
	\$ 0.00	
16. Water Right Fees Per Acre, TBD TOTAL	\$ 0.00	





Submission Requirements Checklist

<u>Prelim</u>	inary Plat Requirements	Copies	_Office Use Only
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6.	Signed Application(or application with a notarized Letter of Authorization)	1	12/9/22
	· ·		
Pre-Co	<u>nstruction</u>		
1.	Subdivision Plat and Construction Plans (utilities)	8	
2.	Engineer Cost Estimate	1	
3.	Digital Construction Plans (emailed, USB, CD, etc.)	1	
<u> </u>	SWPPP/CNOI (Required)	2	
Final P	lat Requirements		
<u> </u>	Mylar of Subdivision Plat	1	
2.	Mylar As-Builts Construction Plans	2	
	Digital Copy of As-Builts (emailed, USB, CD, etc.)		
·4.	Letter of Credit (If Applicable)	1	



PLANNING & ZONING DEPARTMENT

PLANNI	INTER-GOV 139 NG & ZONING DEPARTMENT (956	_	BDIVISIO			ROCESS	CHECK LIST	Date :		uary 5, 2023	
Date		P&Z				P&Z			City	-	
Filed:	December 12, 2022	Preliminary:	Jan	uary 10,	2023	Final:			Council:		
				-				_	- 		
Reviewed		Staff Review :		mber 22 mber 29		-	me Line : 55 tension : 0	_ Days	Expires :	February 5, 2023	
Ву:	Abel Beltran, Subd. Coor. abeltran@cityofedinburg.com	_ Staff / Engineer :		inces Red		-	tension : 0	Days Days	Expires 1: Expires 2:		
	abelti ali@cityofedilibulg.com	<u>I</u>	ii vaiic	111003 1100	questeu	ZIIU LX		_ Days	Lxpiies 2.		
Director of	of Planning & Zoning	Jaime Acevedo, Plar	nning Dir	ector	Email:	jaceve	do@cityofedin	burg.com	City Office #:	(956) 388-8202	
Director of	of Utilities	Gerardo Carmona, F	P.E.		Email:	gcarmo	ona@cityofedin	burg.com	City Office #:	(956) 388-8212	
Director of	of Public Works	Vincent Romero			Email:	layala (<u>@cityofedinbur</u>	g.com	City Office #:	(956) 388-8210	
Director of	of Engineering	Mardoqueo Hinojosa	ı, P.E., C	PM	Email:	mhinoj	osa@cityofedin	iburg.com	City Office #:	(956) 388-8211	
	RBR Development& Inves	stments, LLC	3:	329 Page	Avenue	, Missio	on, TX 78574	Jose N. Sa	aldivar, PE., P	roject Engineer	
	RBR No. 5 Su	bdivision					Consultant :	S2 Engineerin	g, Inc., Edinb	urg, TX.	
	DESCRIPTION		Provided	Need to Provide	Not Applicable	Need to Revise		СОМІ	MENTS		
Subdivi	sion Process:										
	on Plat Submittal		٧								
Warranty			٧								
	phy Survey		٧								
	Report Submittal (As Per City Drain	age Policy)	٧				Approved by H.C	C.D.D.#1	Date:	Pending Approval	
	City Limits - ETJ	augo : ooj)	٧						20.00.	· onanig rippi ovai	
Flood Zo			<u>،</u>								
	nary Submittals:		•								
	& Proposed Water Distribution Layou	ut	٧				North Alamo Wat	ter Suppy Distribu	tion System (C	CN)	
	stribution System Provider:		٧					ter Suppy Distribu			
	& Proposed Sewer Collection Layout	t	٧				North Alamo Water Suppy Distribution System (CCN)				
	Sewer Collection System Provider:	•	٧				North Alamo Water Suppy Distribution System (CCN)				
	and Proposed Drainage Layout Syst	em:	٧				Proposed Drainage System onto H.C.D.D. # 1				
	Arterial Street Right-of-way Dedicati		٧				Street Section (Existing Original Plat Street Section -43-ft B-B)				
_	Arterial Street Pavement Section (6)		٧					Standard Street F			
	s Appeals Request: 2022	5 11 10 11 / (10 11)	-	٧				oning Meeting	Results	City Council Meeting	
	idening Improvements (Schunior Ro	ad)		٧				og		l in the second second	
	ft Sidewalk Improvements (Schunior	,		٧							
				٧							
Constru	ction Plans Review Submittals:	(See Se	ection 4		uction I	Plans Su	ubmittals Policy	, 2014 STANDA	RD POLICY	MANUAL)	
Cover Sh	neet	•	٧							,	
Topograp	phy Sheet (Utilities, Bench Marks)		٧								
	Sewer Improvements: On-Site & Off	-Site	٧				North Alamo Wat	ter Suppy Distribu	tion System (C	CN)	
	Sewer Detail Sheets		٧					ility Policy, 2014 S		,	
Water Distribution Improvements: On-Site & Off-Site			٧				North Alamo Wat	ter Suppy Distribu	tion System (C	CN)	
Water Di	stribution Detail Sheet (Fire Hydrant	Assembly)	٧				See Section 3 Ut	ility Policy, 2014 S	Standard Policy	/ Manual	
Drainage	Improvements:		٧								
	Detail Sheets		٧				See Section 1 Dr	rainage Policy, 20	14 Standard Po	olicy Manual	
Principal/Major Arterial Streets Improvements:		٧					reets Policy, 2014		•		
	gn Sheet:		٧					-			
	etail Sheets		٧				See Section 2 St	reets Policy, 2014	Standard Poli	cy Manual	
Street Lig	ghting Sheet:		٧					•			
	ontrol Plan:		٧								
	Control Plan		٧								
Erosion (Control Plan Detail Sheet		.,				Saa Storm Mata	Management 20	11 Standard D	oliov Manual	

Erosion Control Plan Detail Sheet

V | See Storm Water Management, 2014 Standard Policy Manual

RBR SUBDIVISION No. 5

Page 1 of 2

DESCRIPTION					Need to Provide	Not Applicable	Need to Revise	COMMENTS						
Pre-Construction Meeting:														
Notice To Proceed					٧			Dated:						
Roadway Open-Cut or Bore Perr	nit Applicatio	n			٧			Dated:						
TX-Dot Water UIR Permit						٧		UIR:						
TX-Dot Sewer UIR Permit						٧		UIR:						
N.O.I. Submittal					٧			Dated:						
SWPP Booklet Submittal					٧			Dated:						
RFI #1 Request					٧			Dated:						
Change Orders					٧			Dated:						
Final Walk Though					٧			Dated:						
Punch List - 1st Draft					٧			Dated:						
Punch List - Final					٧			Dated:						
Letter of Acceptance					٧			Dated:						
1-year Warranty (Water/Sewer/P	aving/Draina	ge)			٧			Dated:						
Backfill Testing Results	Jva.	<i>.</i> ,			٧			Dated:						
As-Built (Revised Original Submi	ittal)				٧			Dated:						
Recording Process:														
Public Improvements with (Letter	of Credit)				٧			Dated:				Expires:		
Recording Fees	,	\$	106.00		٧			As req	uired by C	ounty	Clerks offic	<u> </u>		
Copy of H.C.D.D. #1 of invoice		\$	250.00		٧			_	-		or to Final S			
Street Light Escrow		\$	-		٧				quired:		0	EA. @	\$	-
Street Escrow: (Texas Road 43-f	t. B-B)	\$	58,857.33		٧				quired:		660	LF @	\$	89.18
Sidewalk Escrow: (5-ft.)(E. Texas		\$	14,425.00		٧				uired:		577	LF @	\$	25.00
	ESCROWS:	\$	73,282.33										· · · · · · · · · · · · · · · · · · ·	
Total Developer's Construction (Cost: (Letter o	of Cre	dit)			٧		Date :				Lender:		
Laboratory Testing Fee:	3%	\$	1,765.72		٧			\$			58,857.33	ESTIMAT	ED Constru	ction Cost
Inspection Fee:	2%	\$	1,177.15		٧			\$			58,857.33	ESTIMAT	ED Constru	ction Cost
Park Land Fees:	Zone # 5	\$	52,200.00		•	•		87	Lots @	\$	600.00	Full rate wi	ithin the ET	J
0 Residential \$	-	\$	-			٧		50%	Developn	nent		50%	Building	Stage
0 Multi-Family \$	-	\$	-			٧		50%	Developn	nent		50%	Building	
Water Rights: NA	WSC-CCN	\$				٧		C	0.00	Acre	es		\$	3,000.00
Water 30-year Letter (Commercia	al)	\$	•			٧		0	Lots @	\$	-		NAWSC-V	/ATER - CCN
Water 30-year Letter (Multi-Fami	ly)	\$				٧		0	Lots @	\$	-		NAWSC-V	/ATER - CCN
Sewer 30-Year Letter Service (4"	')	\$	•			٧		0	Lots @	\$	-			
TOTAL	L OF FEES:	\$	55,142.87						•					
Reimbursements:														
Developer Sewer Improvements		\$	-			٧		Off-Site	e System:		0.00	AC	\$	-
Developer Water Improvements		\$	-			٧		Off-Site	e System		0.00	AC	\$	-
TOTAL OF REINBUR	RSEMENTS:	\$	•											
Buyouts:														
North Alamo Water Supply Corpo		\$	-			٧		— ·	ed Buyout		0.00	AC.	\$	-
Sharyland Water Supply Corpora	ation					٧		Not App	olicable					
Tax Certificates					1	ı	ı							
	County of Hidalgo / School District				٧									
Water District					٧			Hidalgo	County In	rigatio	n District #	1		
Total of Escrows, Fees, Reimb	oursements		-		1									
Escrows \$ 73									for (Cantor		,			
Material Testing Fee Inspection Fees, Other F \$ 55,					†					r 30-y	ear Agreem	ents		
Reimbursements - 2022	-		ursement											
2022 City of Edinburg					0%			•			nistrative Fe			
2022 To the Developer of Re	ecord	\$		-	0% Payable to the Developer of Record Owner / Developer									
Buyouts		\$		-	 					•	al rate from		NSC Broad	s)
TOTAL: \$ 128,4					Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts									

RBR SUBDIVISION No. 5
Page 2 of 2



STAFF REPORT: OASIS SUBDIVISION

Date Prepared: December 15, 2022 Planning and Zoning Meeting: January 10, 2023

Preliminary Plat Approval

Subject: Consider the Preliminary Plat approval of Oasis Subdivision, being a 3.498

acre tract of land out of Lot 1, Block 2, Steel & Perishing Subdivision, located at 2510 West Canton Road, as requested by HLG Plan Review Services.

Location: The property is located on the south side of W. Canton Road and east of S.

McColl Road (FM 2061), within the City of Edinburg's City Limits.

Zoning: Property zoning is currently Residential Suburban (RS) District, and

Commerical Neighborhood (CN) District.

Setbacks: UDC Setbacks for Residential Primary (RP) District are as follows; Front 20-

ft., Side 6-ft., and Rear 20-ft., Commerical Neighbhood Setbacks; Front 25-

ft., Side 10-ft., and Rear 25-ft

Analysis: The Preliminary Plat devlopment of 12-residential lots averaging

approximately (6,250.00) square feet, and 2-Commerical Lots development.

Utilities: Water Distribution and Sanitary Sewer Collection Systems will be provided

by the City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the

approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilities Department / Fire Marshal:

Preliminary Phase Submittal comments for this subdivision are included in the packet. As per Engineering, the plat shall be Preliminarily Approved until all comments have been addressed by the project engineer. Relocate Fire Hydrant between lots 2 & 3.



ENGINEERING DEPARTMENT

Preliminary Staff Review

January 6th, 2023

Homero Luis Gutierrez, P.E., RPLS

HLG Plan Review Services P.O. Box 548 McAllen, TX 78505 (956) 369-0988

RE: OASIS SUBDIVISION – PRELIMINARY REVIEW

Mr. Gutierrez,

Attached are the Preliminary Phase Submittal comments for Oasis Subdivision. Submittal is adequate as presented and recommended for preliminary approval.

Any questions feel free to contact us.

Digitally signed by Peter

Thanks,

Hermida Date: 2023.01.06 15:04:48 -06'00'

Peter Hermida, P.E.

Email: phermida@cityofedinburg.com

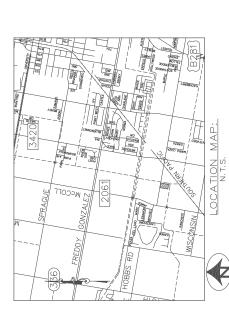
415 W. University Drive Edinburg, Texas 78539

Cc:

Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, P.E., Engineer III, Roberto Hernandez, CFM, Engineer II, Abel Beltran, Planner I, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Jaime Acevedo, Director of Planning and Zoning, Rita Lee Guerrero, Management Analyst, Jaime Xavier Ayala, Planner II, Gerardo Carmona P.E., Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste

REFERENCES:

City of Edinburg – 2021 Standard Manual – Construction and Development Requirements; Unified Development Code; and if required a TX-Dot Permitting UIR permitting process.



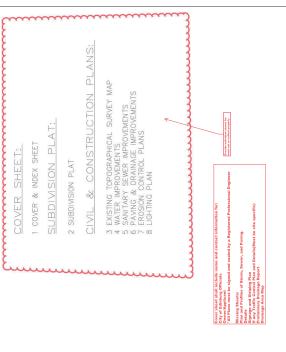
PROJECT CONTACTS:

CIVIL ENGINEERING FIRM:

HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ. P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956–369–0988
TBPE Firm Licensed No. F–10426



SUBDIVISION OASIS

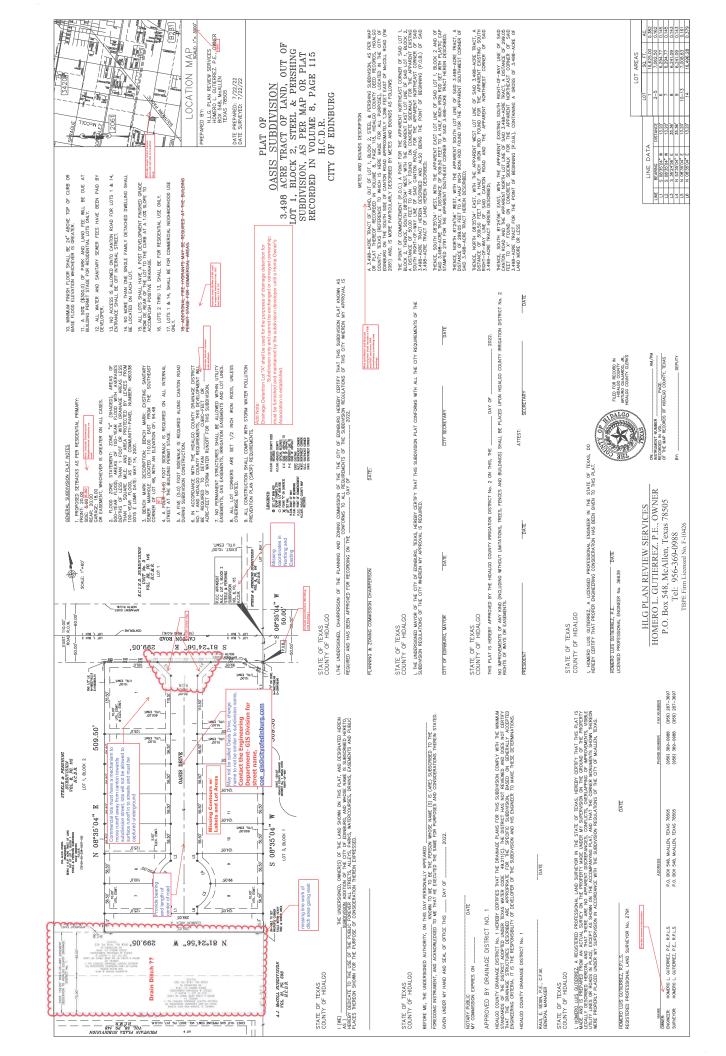


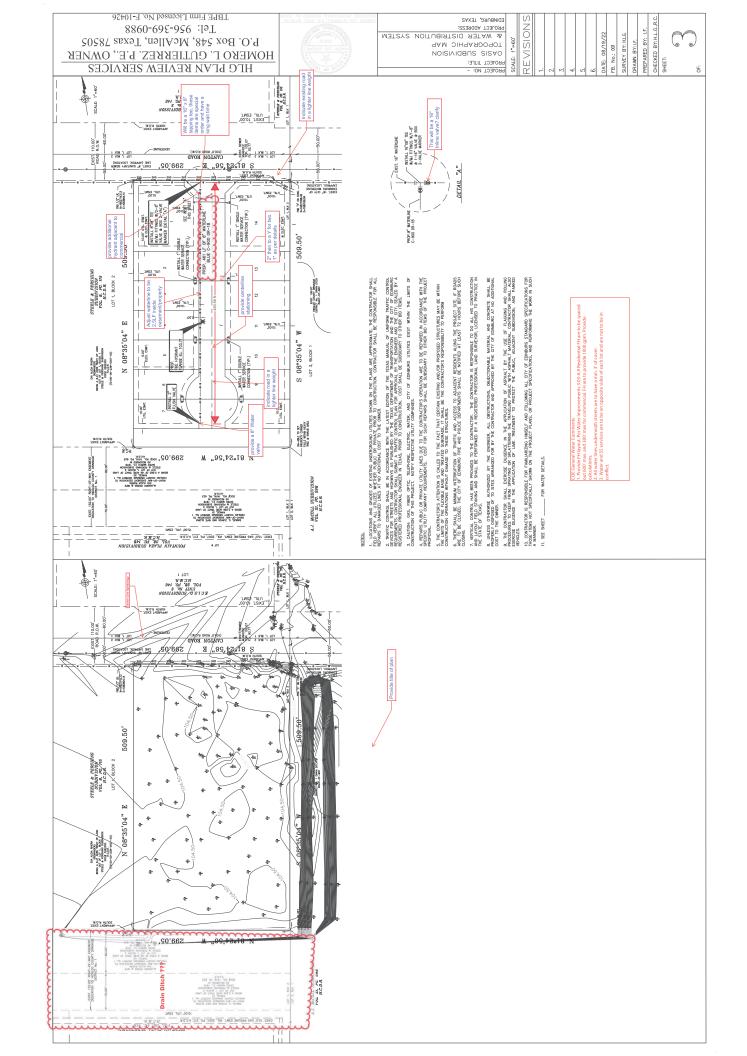
HOMERO L. GUTIERREZ. P.E., OWNER P.O. Box 548, McAllen, Texas 78505 HLG PLAN REVIEW SERVICES

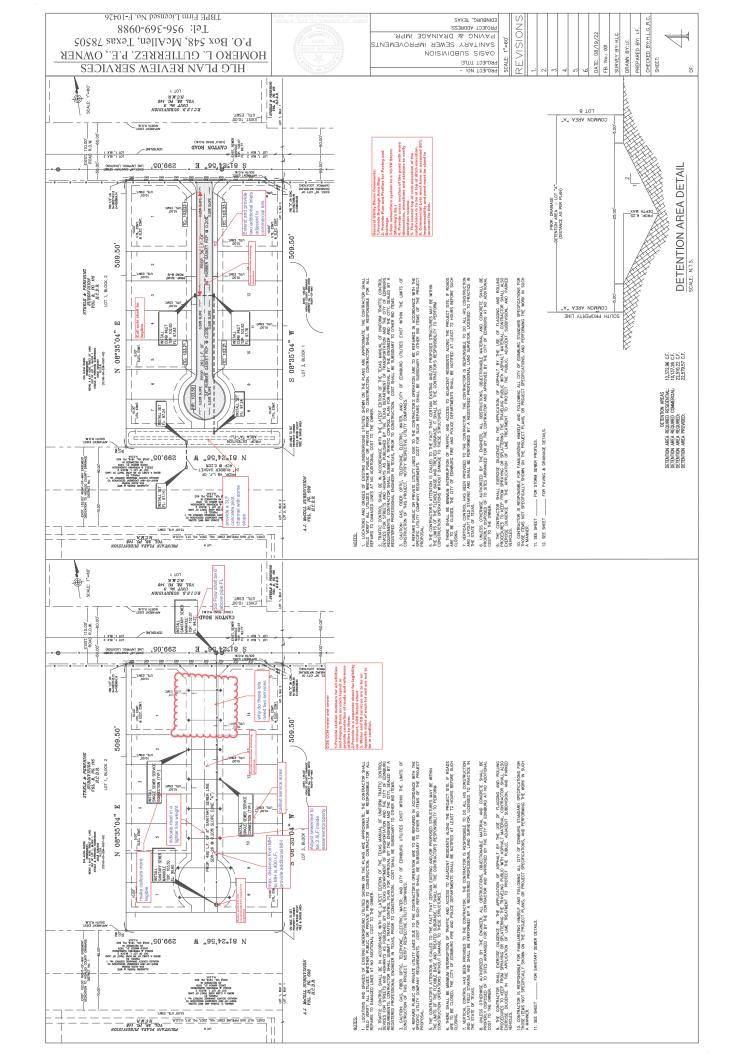
CONTRACTORS SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND ON THESE SET OF DRAWINGS, PRIOR TO ANY CONSTRUCTION.

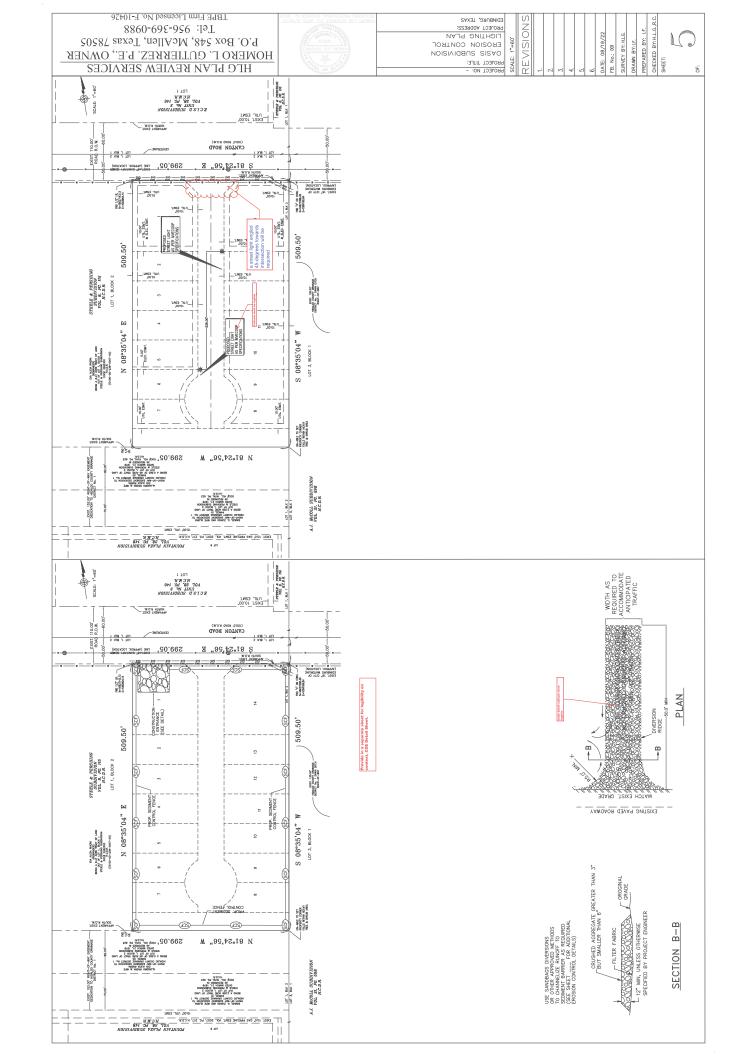
NOTE:

Tel: 956-369-0988 TBPE Firm Licensed No. F-10426

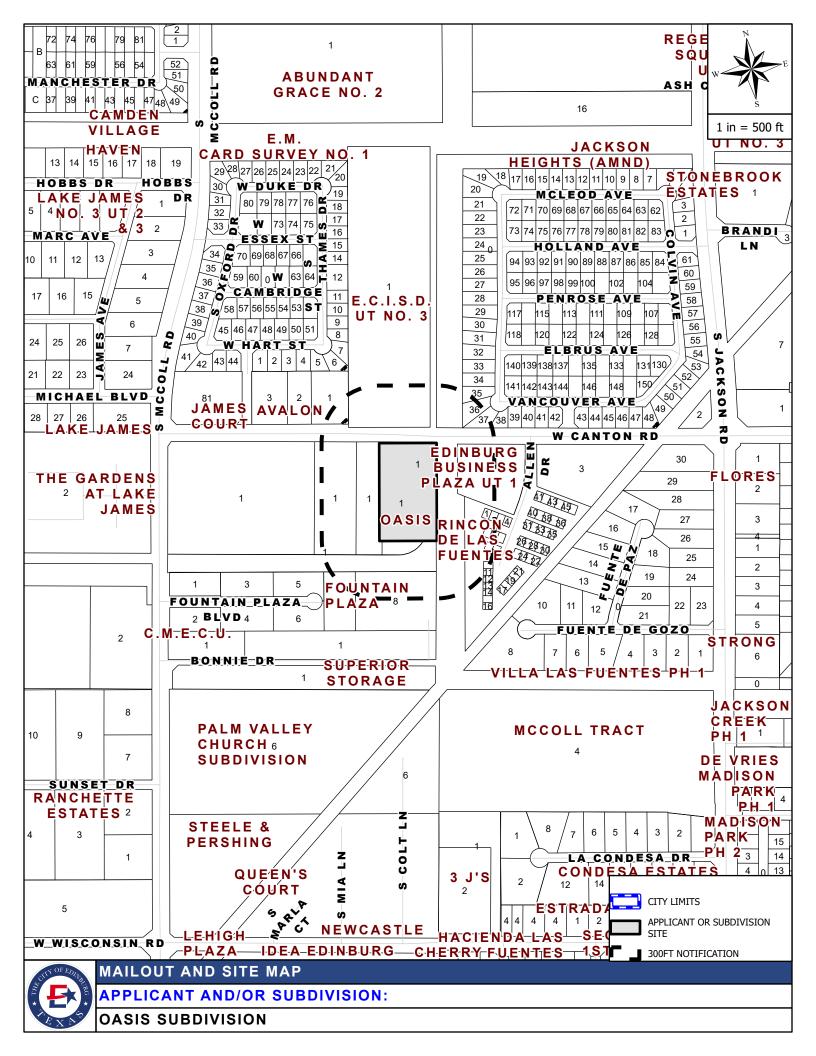


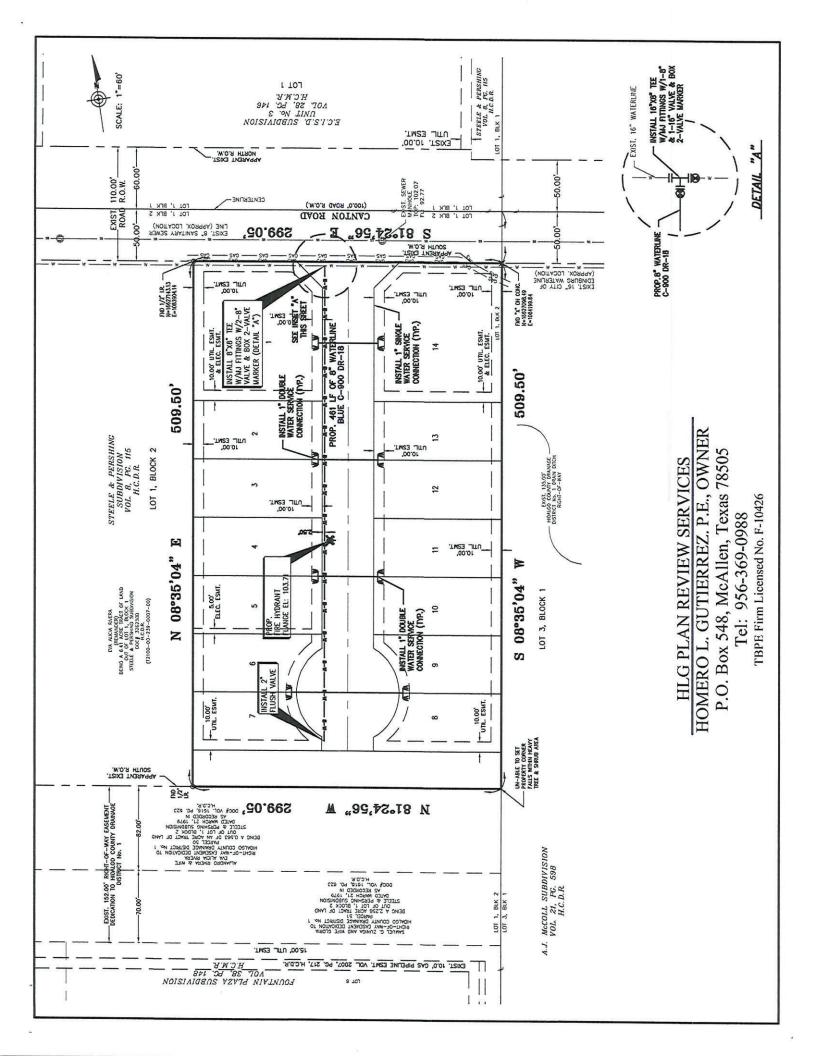












Planning & Zoning

415 West University Drive Edinburg, Texas 78539 (956) 388-8202



Subdivision Application

ENERGOV CASE # PLAT-2022-0140

Date: November 15, 2022 Request Type	e: Preliminary Plat F	inal Plat					
Exact Name of Subdivision: Oasis Subdivision							
2. Property Owner:	3. Developer:						
4. Owner Phone:	5. Owner Email:						
6. Owner Address:							
7. Current Zoning: RP - Residential, Primary							
9. Legal Description: 3.498-acre tract of land being out of recorded in Volume 8, Page 115, His							
	10. Property	/ ID:					
11. Inside City Limits? Yes If "No," is in the	2						
12. Primary Consulting Firm: HLG PLAN REVIEW SERVIC	ES 13. Phone: (§	956) 369-0988					
14. Consulting Firm Address: PO Box 548 McAllen Texas	78505						
15. Consulting Firm Email(s): homero_gutierrez@sbcglo							
16. Desired Land Use Option: Single Family							
17. Number of Lots: Single Family 12 Multi-Family	Commercial 2	Industrial					
18. Proposed Wastewater Treatment: Sanitary Sew	ver OSSF (On-Site Sewag	e Facility)					
19. Electric Power and Light Company to Serve the Proposed	Subdivision: AEP (Central Pow	rer & Light)					
20. Irrigation District: Hidalgo County No. 2 Pot	able-water Retailer: City of Edin	burg					
Owner of record, holding title to real estate within the proposed subdivisi Trust) shall be submitted with application. All such owners are listed imm		, Warranty Deed and Deed of					
Name(s) (Print or Type) Eva A. Rivera	Mailing Address & Zip Code 25	510 w canton rd linburg tx 78539					
Phone Number 956 457-1031	Email	RECEIVED					
Have any of said owners designated agents to submit and revise this plat application on their behalf? Yes No (If "Yes" attached duly notarized documentation to that effect, signed by each such owner.) The undersigned owners of record (or their authorized agents) hereby agree to make all the improvements, and to meet all the requirements and standards as specified in the City of Edinburg Code of Ordinances. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. The undersigned hereby declared that we have made a diligent effort							
to ensure that all items contained in this application (including all constru- be completed, signed, and submitted with the application form.	ction plans) are true and complete. Develo	pper's requirement sheet must					
Signature Eva A. Rivera	Date 12/05/22						

ACKNOWLEDGEMENTS

Case # PLAT-2022-0140



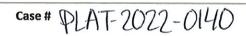
OWNER

I acknowledge that the subdivision application is a process. During this process, my application is reviewed by multiple City departments and requires separate and distinct approval by each. I understand that approval by one department does NOT constitute approval by all departments and should not be construed as final approval, clearance, or notice to proceed. Furthermore, review of this application by City staff is dependent upon the accuracy of the information provided. Any information found to be lacking or incorrect may result in my application being delayed or denied. If any portion of my plan changes or must be modified, it is my responsibility to notify City staff as soon as is practicable, and I accept that these changes may result in reassessment, denial, or revocation of any approvals or permits received prior to that time.

ENGINEED	Owner/Agent Eva A. Rivera										
ENGINEER I have read the information contained on the following Subdivision Plat F	ees and Submission Requirements forms and I	nereby agree to comply with									
requirements noted herein.	Project Engineer _ Homers Lu	is Jutience									
Subdivision Plat Fees		0									
SUBDIVISION NAME: Oasis Subdivision											
Administrative Fees (select all that apply)		Office Use Only									
1. Preliminary Plat, \$ 250		12/12/22									
2. Final Plat, \$ 200		12/12/22									
3. Minor Plat, \$ 250		•									
4. Amended Plat, \$ 250											
5. Re-Plat, \$ 250		-									
6. Vacating Plat, \$ 250	Part de la lacción de la contraction de la contr										
7. Plat Review Fee (2 -5 Mile E.T.J.), \$ 250											
8. Site Plan Review, \$ 250		Parameter and the second secon									
9. Appeals or Variances, \$ 450											
10. Voluntary Annexation, \$ 100 Plus Publication Cost:											
11. Land-Clearing Permit, \$ 150											
12. Street Sign Installation, \$ 200											
13. Park Land Fees (Per Unit)											
Developer, \$ 300 # of Units:											
Builder, \$ 300 # of Units:											
E.T.J. Single Family, \$ 300		Acceptance of the Control of the Con									
E.T.J. Multifamily, \$ 300											
Variable (fill as appropriate)											
14. Administration and Inspection Fee, 2.0%											
15. Construction Materials Testing Fee, 3.0%											
16. Water Right Fees Per Acre, TBD											

TOTAL

\$ 0.00





Submission Requirements Checklist

<u>Prelim</u>	inary Plat Requirements	Copies	Office Use Only
1 .	Subdivision Plat, Utility (Layout Folded)	8	12/12/22
2.	Digital File(s) (emailed, USB, CD, etc.)	1	12/12/22
3 .	Preliminary Drainage Report	2	12/12/22
4.	8 ½" X 11" Copies of Subdivision Plat & Utility Layout	1	12/12/22
√ 5.	Warranty Deed	1	12/12/22
6.	Signed Application (or application with a notarized Letter of Authorization)	1	12/12/22
Pre-Co	nstruction		
<u> </u>	Subdivision Plat and Construction Plans (utilities)	8	
2.	Engineer Cost Estimate	1	-
<u> </u>	Digital Construction Plans (emailed, USB, CD, etc.)	1	The state of the s
4.	SWPPP/CNOI (Required)	2	
Final P	lat Requirements		
1.	Mylar of Subdivision Plat	1	
2.	Mylar As-Builts Construction Plans	2	
☐ 3.	Digital Copy of As-Builts (emailed, USB, CD, etc.)	1	
4.	Letter of Credit (If Applicable)	1	



PLANNING & ZONING DEPARTMENT

Inter-Gov 140 SU				BDIVISI	ON WITH	IN CITY	LIMITS (HECK LIST	PRELIMINARY APPROVAL PROCESS			
PLANNING & ZONING DEPARTMENT (956) 388-8202			SUBDIVISION PROCESS					Date : January 6, 2023				
Date			P&Z				P&Z			City		
Filed:	December	12, 2022	Preliminary:	Jan	uary 10,	2023	Final:			Council:		
•		•			-		-			_		
Reviewed			Staff Review :		mber 22		-	ne Line : 55		Expires :	February 5, 2023	
Ву:	Abel Beltran,		Staff / Engineer :		mber 29		-	tension : 0 tension : 0	Days	Expires 1:		
	abeltran@cityof	eamburg.con	<u>11</u>	ii vana	ances Re	questeu	ZIIU EX	tension : 0	Days	Expires 2:		
Director o	f Planning & Zoning	1	Jaime Acevedo, Plar	nning Dir	ector	Email :	jaceve	do@cityofed	inburg.com	City Office #:	(956) 388-8202	
Director o	f Utilities		Gerardo Carmona, F	-				na@cityofed		City Office #:	(956) 388-8212	
Director o	f Public Works		Vincent Romero			Email:	layala(cityofedinb	urg.com	City Office #:	(956) 388-8210	
Director o	f Engineering		Mardoqueo Hinojosa	a, P.E., C	PM	Email:	<u>mhinoj</u>	osa@cityofec	linburg.com	City Office #:	(956) 388-8211	
	EVA A D	IVERA, OWNE	:D	2510	O CANTO	N POAD	FDINRI	JRG, TX 78539	Homero Lui	Gutiorrz D F	., Project Engineer	
		ASIS SUBE		2010	OANTO	II NOAD			G PLAN REVIEW			
		A313 30 DE	717131014	- 73		O)		Jonsulant . Ti	LOT LANTIL VILL	T OLIVIOLO,	Wichildii, 17.	
	DEG	SCRIPTION		ide	향후	cabl	ise is		COM	MENTS		
	DES	OCKIP HON		Provided	Need to Provide	Not Applicable	Need to Revise		COIV	INICIVIO		
Out dist	i Durana			_	_	⋖						
	sion Process:				1	1	1					
	on Plat Submittal			٧								
Warranty				٧								
	hy Survey	- D Oit - Di-	Dalland	٧				A	1000#4	D-4	Danding Assessed	
	Report Submittal (A	s Per City Draii	nage Policy)	٧	-			Approved by F	I.C.D.D.#1	Date:	Pending Approval	
	City Limits - ETJ			٧								
Flood Zor				٧								
	ary Submittals:	!-4.:!b4! 1	1	l	Ι.		1	O:t (E - 1: 1: 1:	\M-t O b - O-		ti (OON)	
	Proposed Water D		out		٧.			<u> </u>	g Water Supply Co	•		
	stribution System Pro		.4		٧			City of Edinburg Water Supply Corporation Distribution (CCN) City of Edinburg Sanitary Sewer Collection System				
	Reproposed Sewer C		11		٧.			<u> </u>	-		III	
	Sewer Collection Sy				٧.			City of Edinburg Utility Department				
	and Proposed Draina				٧.			Proposed Drainage System onto H.C.D.D. # 1				
	Arterial Street Right	•			٧.			Street Section (Existing Original Plat Street Section) In Accordance to Standard Street Policy (Road)				
	Arterial Street Pave		ου-π ROVV) (32-π)		٧					, , , , , , , , , , , , , , , , , , , 	City Council Mostins	
	Appeals Request:		-1\		٧			Planning &	Zoning Meeting	Results	City Council Meeting	
	dening Improvemen	•				٧				-		
Street 5-11	Sidewalk Improven	nents (Schunioi	r Road)		٧					-		
Constru	ction Plans Review	, Submittale:	(\$00.50	ction 1	Constr	uction [l Dlane Si	l Ihmittale Doli	cy, 2014 STAND	ADD DOLICA	MANIIAI)	
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	hy Sheet (Utilities, E	Rench Marke)			V							
	•		f Cito		V			North Alama M	Vater Suppy Distribu	ition System (C	CN)	
Sanitary Sewer Improvements: On-Site & Off-Site				V				Utility Policy, 2014		· ·		
Sanitary Sewer Detail Sheets Water Distribution Improvements: On-Site & Off-Site				V				/ater Suppy Distribu				
Water Distribution Improvements: On-Site & Off-Site Water Distribution Detail Sheet (Fire Hydrant Assembly)				†				Utility Policy, 2014				
	Improvements:	et (File Hyulaiii	(Assembly)		٧			See Section 3	Othing Policy, 2014	Standard Policy	/ Ivialiual	
	Detail Sheets				٧			Con Continu 1	Drainaga Paliay 20	11.1 Ctandard D	aliay Manual	
		o Improvement	o:		٧				Drainage Policy, 20		•	
	Major Arterial Street	s improvement	ა.		٧			366 360001 Z	Streets Policy, 201	+ Statiuatu Poli	cy ivialiual	
Street Sign Sheet: Street Detail Sheets			<u> </u>	٧			Con Continu	Stroots Policy 201	1 Standard Dali	ov Manual		
					٧			366 3600011 Z	Streets Policy, 201	+ Statiuatu POII	cy ivianual	
	hting Sheet: ontrol Plan:				٧							
	ontrol Plan: Control Plan				٧							
	Control Plan Detail S	hoot			√ √			Saa Storm Ma	ter Management, 2	111 Standard D	olicy Manual	
LIUSIUITU	onition i fall Detall 3	HOOL		L	V	L		OCC OLUIIII Wa	ter management, Z	o 14 Otaliualu P	oney ivianual	

OASIS SUBDIVISION Page 1 of 2

DESCRIPTION			Need to Provide	Not Applicable	Need to Revise	COMMENTS							
Pre-Construction Meeting:													
Notice To Proceed			٧			Dated:							
Roadway Open-Cut or Bore Permit Application			٧			Dated:							
TX-Dot Water UIR Permit				٧		UIR:							
TX-Dot Sewer UIR Permit				V		UIR:							
N.O.I. Submittal			٧			Dated:							
SWPP Booklet Submittal			V			Dated:							
RFI #1 Request			V			Dated:							
Change Orders			V			Dated:							
Final Walk Though			\ \ \			Dated:							
Punch List - 1st Draft			\ \ \			Dated:							
Punch List - 1st Draft Punch List - Final			V			Dated:							
Letter of Acceptance			٧			Dated:							
1-year Warranty (Water/Sewer/Paving/Drainage)		-	٧			Dated:							
Backfill Testing Results			٧			Dated:							
As-Built (Revised Original Submittal)			٧			Dated:							
Recording Process:			1 .		1	I =							
Public Improvements with (Letter of Credit)			٧			Dated:				Expires:			
Recording Fees	\$ 106		٧			As required by County Clerks office							
Copy of H.C.D.D. #1 of invoice	\$ 250	.00	٧			Required to be paid prior to Final Stages							
Street Light Escrow	Ψ	-	٧			Rec	uired:	0		EA. @	\$	-	
Street Escrow: (FM 2812 Road 81-ft. B-B)	\$	-	٧			Rec	uired:	0		LF @	\$	-	
Sidewalk Escrow: (5-ft.)(FM 2812 Road)	<u> </u>	-	٧			Red	uired:	0		LF @	\$	-	
TOTAL OF ESCROWS:	\$	-											
Total Developer's Construction Cost: (Letter of	f Credit)			٧		Date :				Lender:			
Laboratory Testing Fee: 3%	\$	-	٧			\$ - ESTIMATED Construction Cost						Cost	
Inspection Fee: 2%	\$	-	٧			\$ - ESTIMATED Construction (Cost			
Park Land Fees: Zone # 5	\$	-		٧		0	Lots @	\$	-	Full rate wit	hin the ETJ		
0 Residential \$ -	\$	-	٧			50%	Developm	ent		50%	Building Sta	ge	
0 Multi-Family \$ -	\$	-	٧			50%	Developm	ent		50%	Building Sta		
Water Rights: COE-CCN	\$ 9,780	.00	٧				.26	Acres				3,000.00	
Water 30-year Letter (Commercial)	\$		٧			2	Lots @	\$	-		NAWSC-WATE	R - CCN	
Water 30-year Letter (Multi-Family)	\$		٧			0	Lots @	\$	-		NAWSC-WATE	R - CCN	
Sewer 30-Year Letter Service (4")	\$	-	٧			0	Lots @	\$	-				
TOTAL OF FEES:	\$ 9,780	.00						,					
Reimbursements:		•	•	•		•							
Developer Sewer Improvements	\$	-		V		Off-Site	System:	0.00		AC	\$	-	
Developer Water Improvements	\$	-		V			e System	0.00		AC	\$	-	
	\$	-					, , , , , ,			-	*		
Buyouts:				•		•							
North Alamo Water Supply Corporation	\$	-		V		Require	d Buyout	0.00		AC.	\$	-	
Sharyland Water Supply Corporation	•			v		Not App				-	•		
Tax Certificates			1			1							
County of Hidalgo / School District			٧										
Water District			V			Hidalgo	County Irri	ination Dis	trict #	1			
Total of Escrows, Fees, Reimbursements a	and Ruyoute:			l		Tilldaigo	County III	igation Dis	ιιιοι π	1			
Escrows	Ctroot	& Gidour	ılk İmpro	romanta t	for (Captan	Pood\							
-			Street & Sidewalk Improvements for (Canton Road)										
<u> </u>			Parkland Fees, Water Rights/Water & Sewer 30-year Agreements										
Reimbursements - 2022 \$ -			1	Reimbursement to the Developer N/A									
2022 City of Edinburg			0%	 Payable to the City of Edinburg for Administrative Fee Payable to the Developer of Record Owner / Developer 									
2022 To the Developer of Record	•												
Buyouts	\$	-	+	Based on Subdivision (Need Request and Approval rate from SWSC/NAWSC Broads)									
TOTAL:	\$	9,780.00	Develo	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts									

OASIS SUBDIVISION Page 2 of 2



STAFF REPORT: OAKVIEW CENTER SUBDIVISION

Date Prepared: December 15, 2022 Planning and Zoning Meeting: January 10, 2023

Preliminary Plat Approval

Subject: Consider the Preliminary Plat approval of OAKVIEW CENTER

Subdivision, being a 28.35-acre tract of land out of Lots 1, 2, & 3, Poco Bueno, and Lot 15, Section 270, TEXAS-MEXICAN Railway Company's Survey's Subdivision, located at **2300** S. I-69E US EXPRESSWAY 281, as requested

by Quintannilla, Headley & Associates, Inc.

Location: The property is located on the east side of US Expressway 281 (I-69C), south

of E. Iowa Road, and is within the City of Edinburg's City Limits.

Zoning: Property zoning is currently Commercial General District (CG) District.

Multi-Family section requires re-zoning.

Setbacks: UDC Setbacks for Residential Surburban (RS) District, Setbacks; Front 30-

ft., Side 15-ft., and Rear 30-ft

Analysis: The Preliminary Plat devlopment consist of 5- Commerical lots, 47 – Multi-

Family lots (15,350-S.F.) average, Single Family Residential lots (8,180.00-

S.F.) average.

Utilities: Water Distribution System and Sanitary Sewer Collection System will be

provided by City of Edinburg.

All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards

Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilities Department:

Preliminary Phase Submittal comments for this subdivision are included in the packet. As per Engineering, the plat shall be Preliminarily Approved until all comments have been addressed by the project engineer.



ENGINEERING DEPARTMENT

Preliminary Staff Review

January 6th, 2023

Alfonso Quintanilla, P.E.

Quintanilla, Headley and Associates Inc. 124 E. Stubbs St. Edinburg, TX 78539 (956) 381-6480

RE: OAKVIEW CENTER SUBDIVISION – PRELIMINARY REVIEW

Mr. Quintanilla,

Attached are the Preliminary Phase Submittal comments for Oakview Center Subdivision. Submittal is adequate as presented and recommended for preliminary approval.

Any questions feel free to contact us.

Thanks,

Digitally signed by Peter Hermida Date: 2023.01.06 16:13:02 -06'00'

Peter Hermida, P.E.

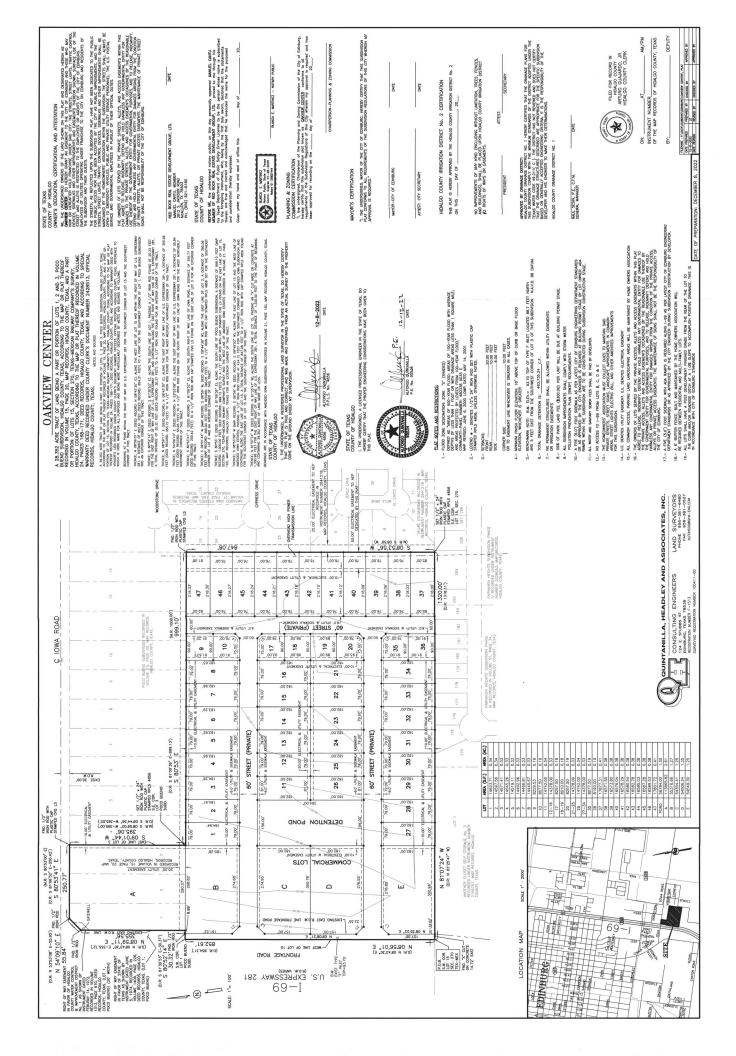
Email: phermida@cityofedinburg.com

415 W. University Drive Edinburg, Texas 78539

Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, P.E., Engineer III, Roberto Hernandez, CFM, Engineer II, Abel Beltran, Planner I, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Jaime Acevedo, Director of Planning and Zoning, Rita Lee Guerrero, Management Analyst, Jaime Xavier Ayala, Planner II, Gerardo Carmona P.E., Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste

REFERENCES:

City of Edinburg – 2021 Standard Manual – Construction and Development Requirements; Unified Development Code; and if required a TX-Dot Permitting UIR permitting process.



SCALE

SASLEW WATER DISTRIBUTION OVKNIEM CENLEB



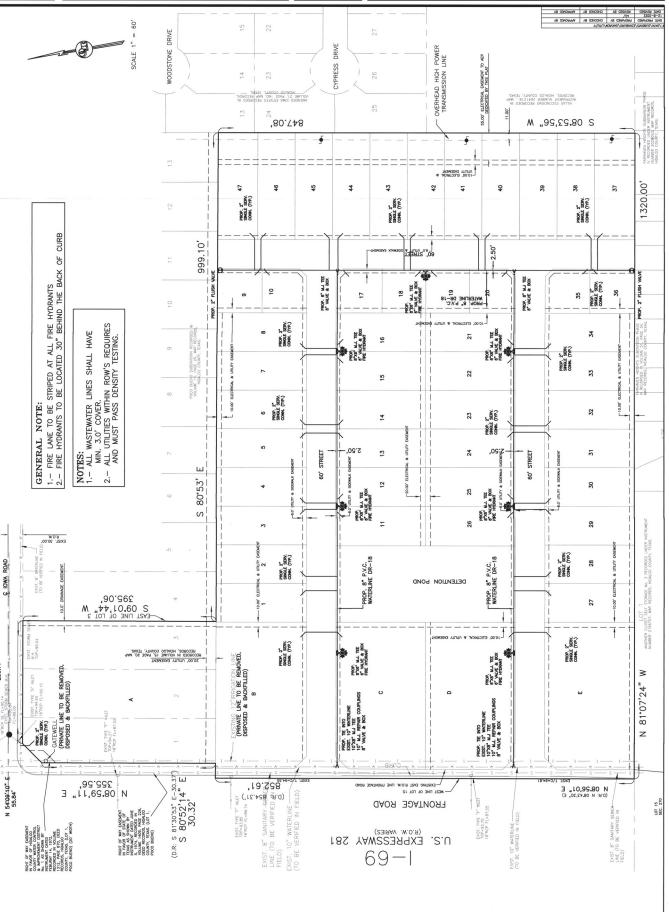
LAND SURVEYARD FANG. COM

FAX 956-381-6480

FAX 956-381-6480

SUBJECT SEGISTRATION NUMBER 100411-00 ENGLETAND NUMBER F-1513 134 E. STUBBS ST. CONSULTING ENGINEERS

INTANILLA, HEADLEY AND ASSOCIATES, INC.



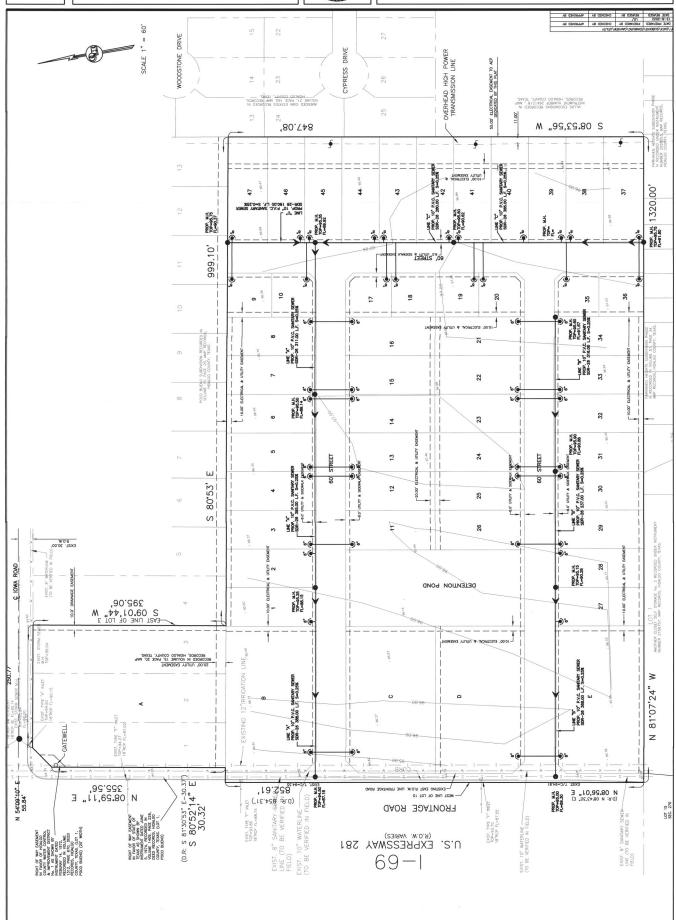
SCALE

COTTECTION SYSTEM SANIITARY SEWER OYKAIEM CENLEK



LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOGGHA-ENG.COM

SUBVENING REGISTRATION NUMBER 100411-00
154 E. STUBBS ST.
CONSULTING ENGINEERS
CONSULTING ENGINEERS

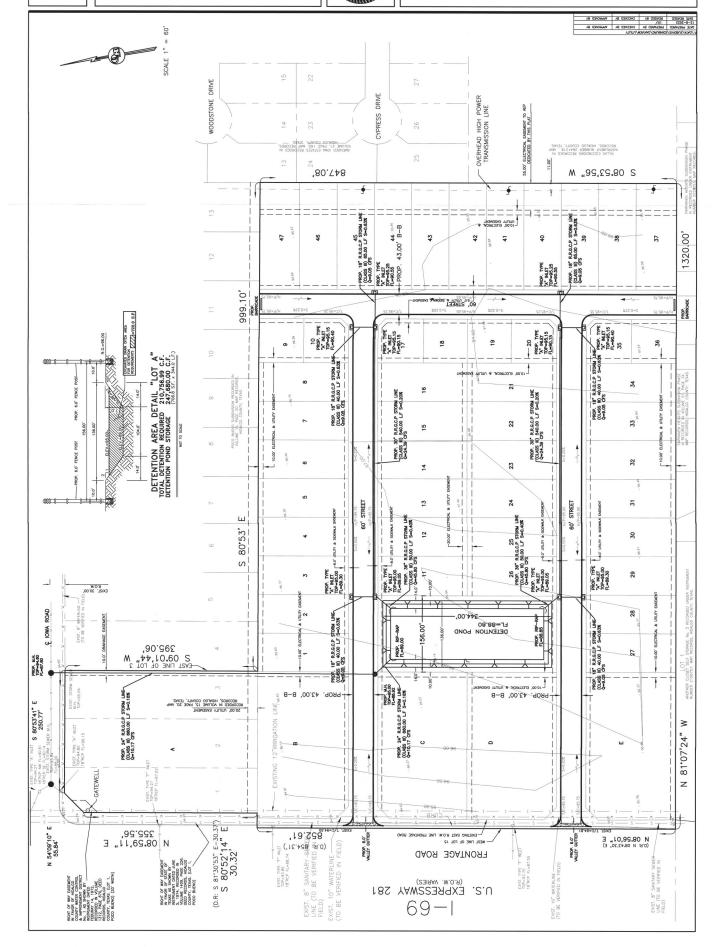


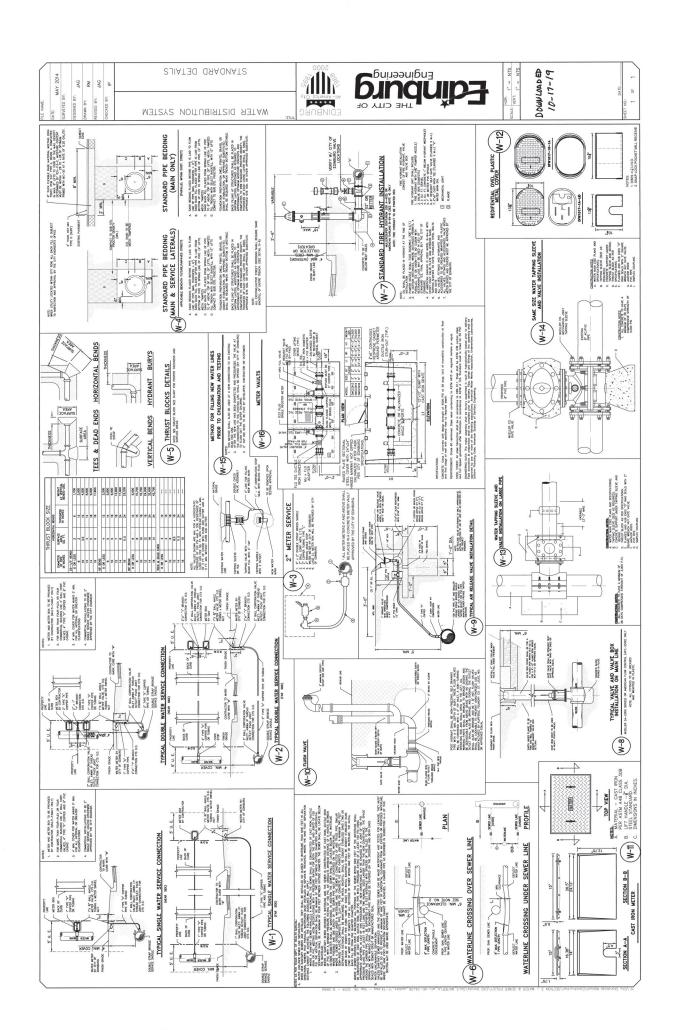
LAYOUT PAVING AND DRAINAGE OYKNIEM CENLEB

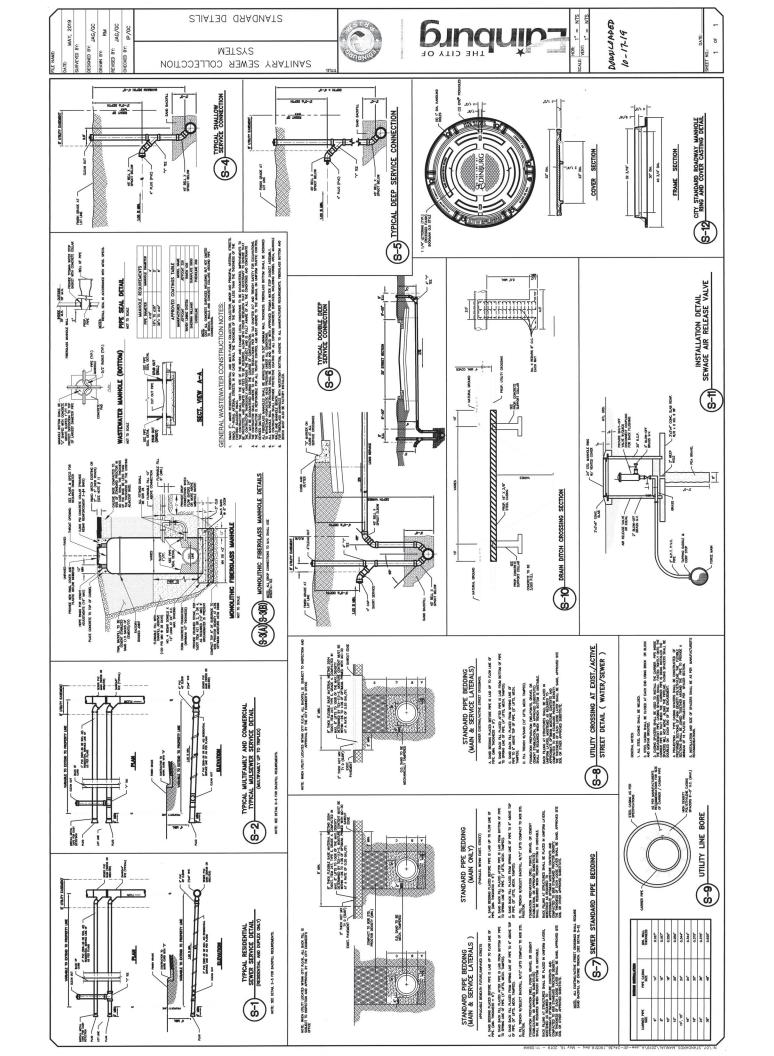


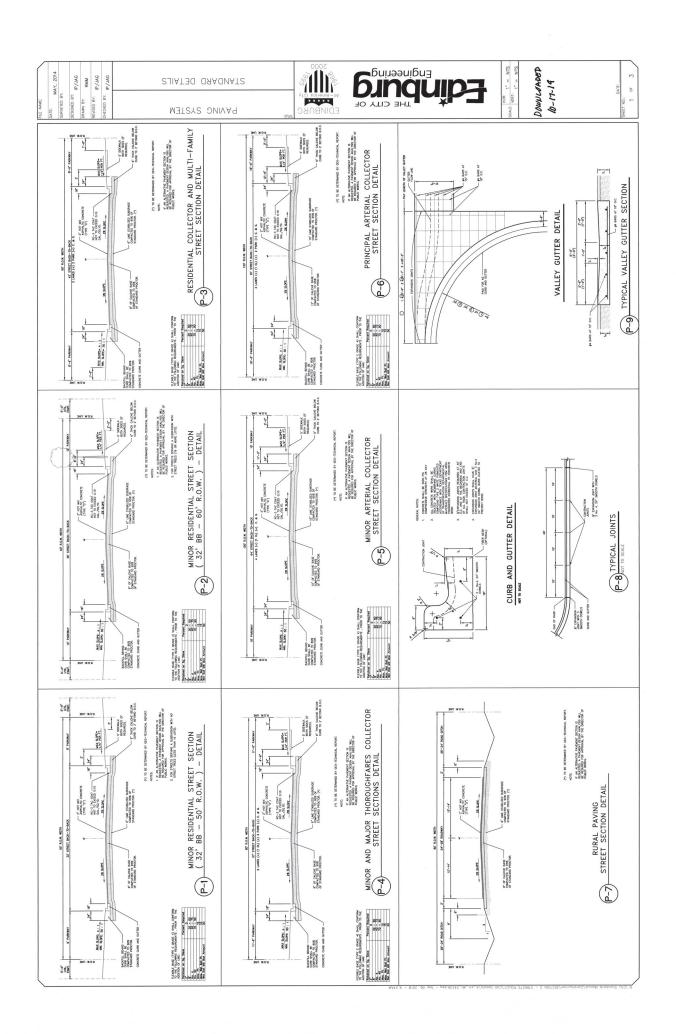
PHONE 956-381-6480 FAX 956-381-0527 FONSOQ@QHA-ENG.COM LAND SURVEYORS SUBVECTING REGISTRATION NUMBER 100+11-00 ECOISTATION NUMBER F-1813 154 E. STUBBS ST. CONSULTING ENGINEERS

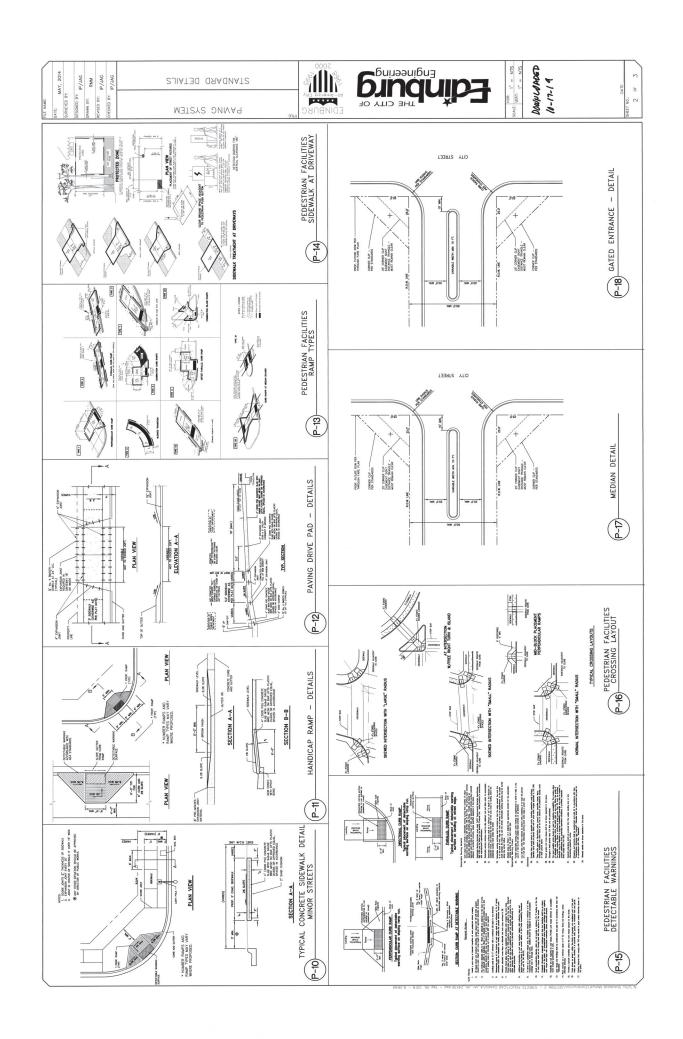


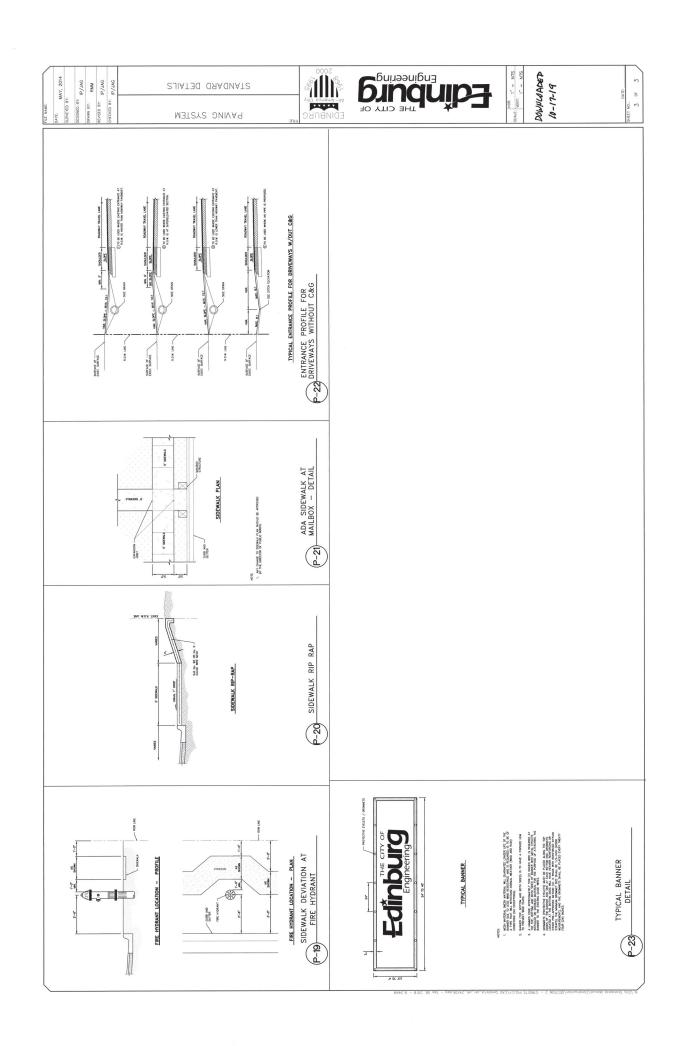


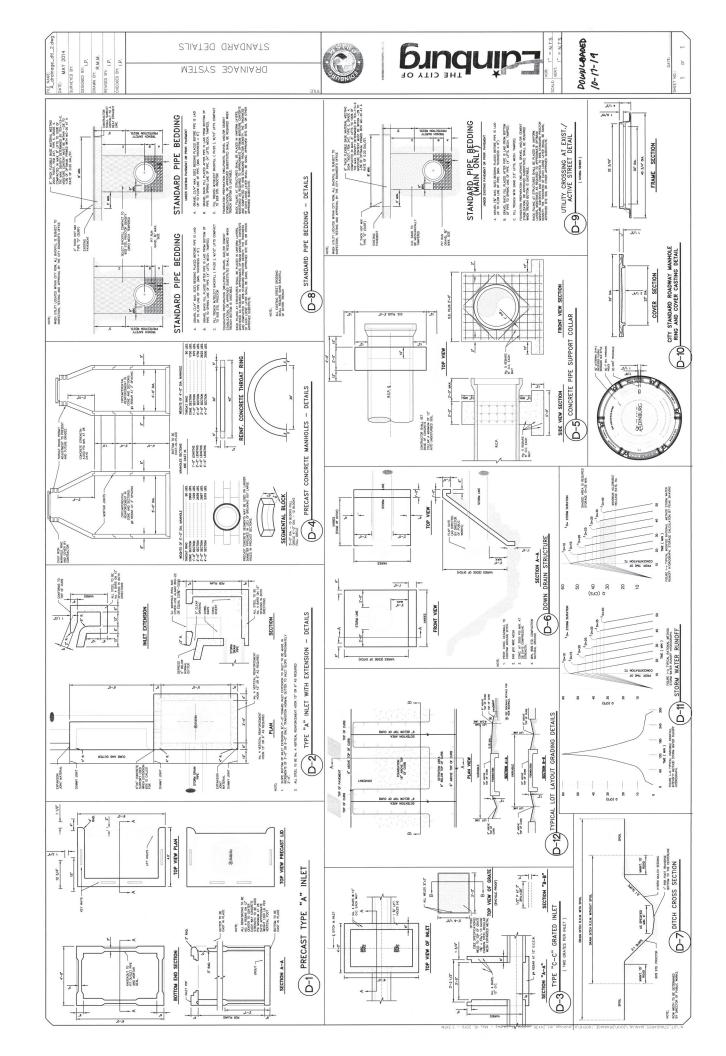


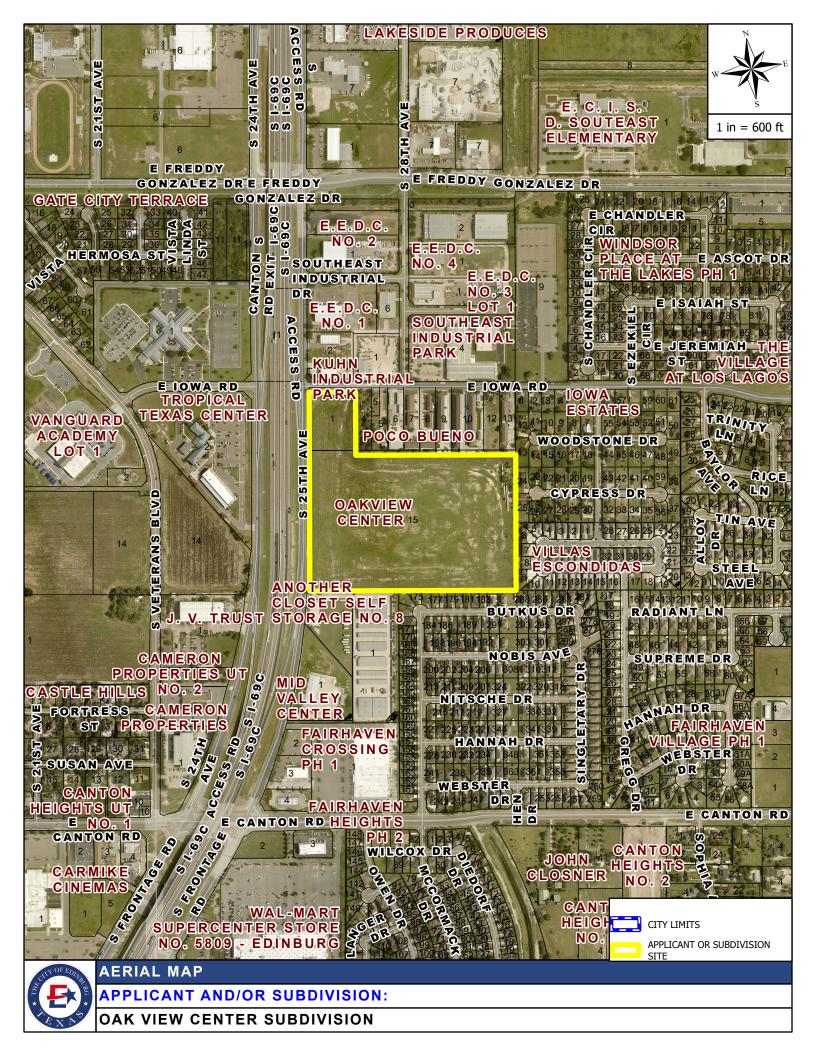


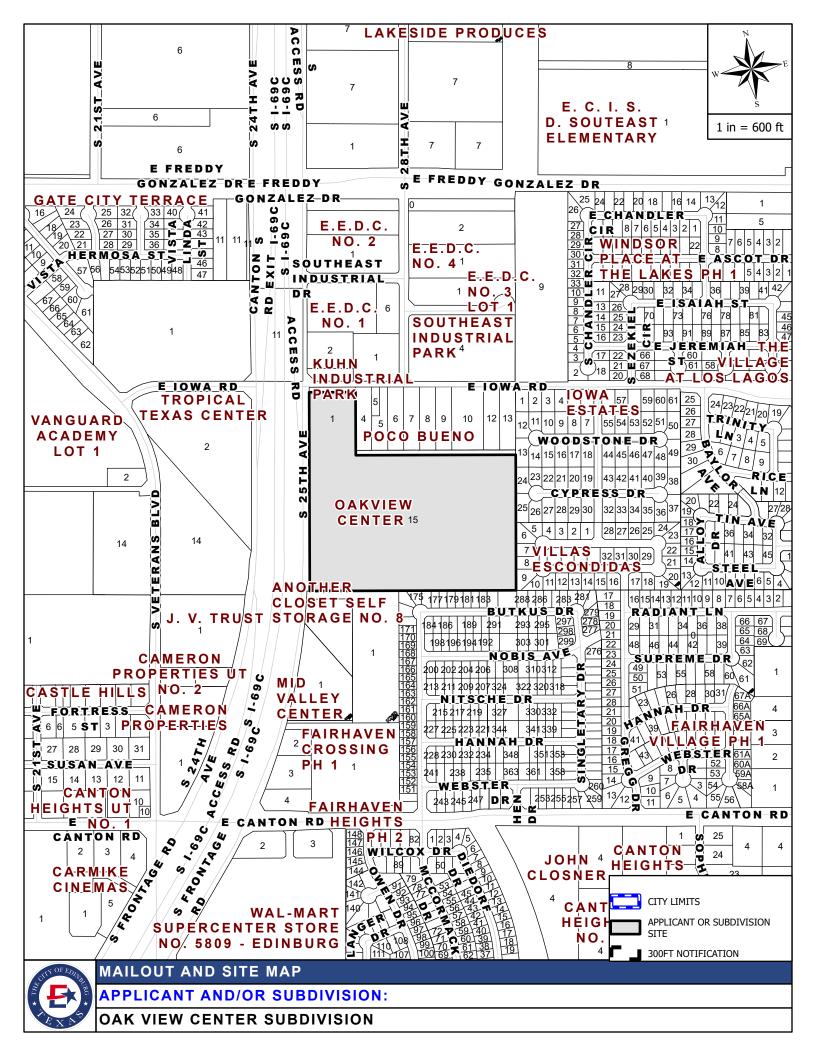


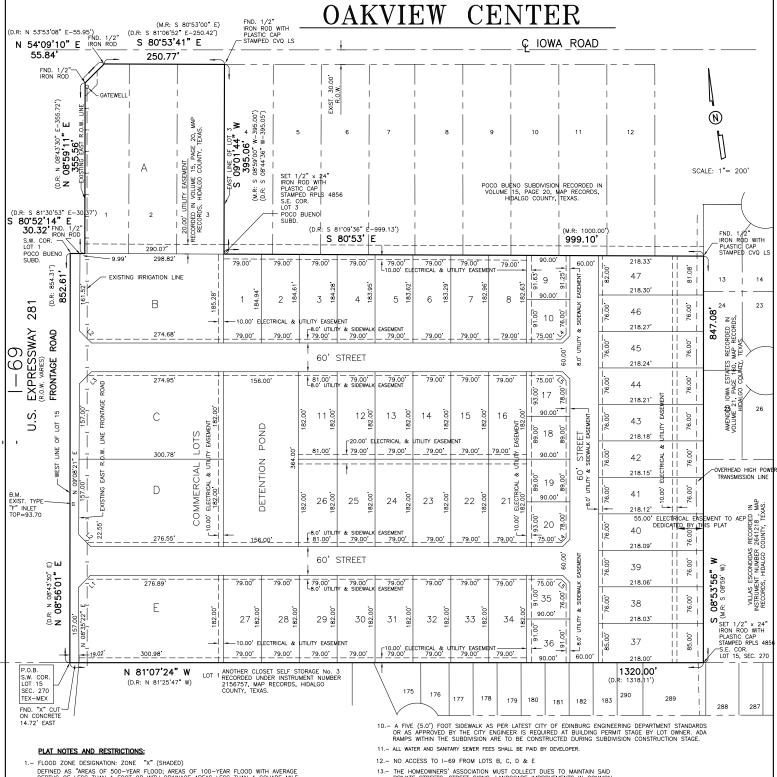












- FLUOU ZUNE DESIGNATION: ZONE "X" (SHADED)
 DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE
 DEFTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE;
 AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."
 COMMUNITY-PANEL NUMBER: 480338 0335 E
 MAP REVISED: JUNE 6, 2000 LOMR DATED MAY 14, 2001
- LEGEND - DENOTES 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

SETBACKS:
 FRONT
 20.00 FEET

 REAR
 10.00 FEET

 SIDE
 6.00 FEET

- 4.— MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB OR BASE FLOOD ELEVATION, WHICHEVER IS GREATER
- BENCHMARK NOTE: B.M. ELEV.= 93.70 TOP OF TYPE F INLET LOCATED 88.7 FEET NORTH AND 5 FEET EAST FROM THE SOUTHWEST CORNER OF LOT D OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.
- 6.- TOTAL DRAINAGE DETENTION IS: C.F.
- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS OR IRRIGATION EASEMENTS
- 8.- 50% OF PARK LAND FEE (\$300.00) PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE
- ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

- 13.— THE HOMEOWNERS' ASSOCIATION MUST COLLECT DUES TO MAINTAIN SAID PRIVATE STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENTS IN COMMON AREAS, STREET LIGHTS ELECTRIC BILL, AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION.
- 14.- U.E. DENOTES UTILITY EASEMENT. E.E. DENOTES ELECTRICAL EASEMENT
- 15.- ALL COMMON ACCESS, PARKING LAND LANDSCAPING AREAS WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION
- 16.— THE OWNERS OF LOTS SERVED BY THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PRIVATE ACCESS, INDEMNIFY DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL PRIVATE ACCESS, ALLEYS OF PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.
- A FIVE (5.0') FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG I-69 AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER DURING SUBDIVISION CONSTRUCTION BY DEVELOPER.
- 18.— A 6' BUFFER FENCE, BUILT AND MAINTAINED BY THE HOME OWNERS ASSOCIATION WILL BE REQUIRED BETWEEN RESIDENTIAL AND MULTI-FAMILY LOTS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH CITY OF EDINBURG STANDARDS

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS

Ъ

PHONE 956-381-6480 FAX 956-381-0527 ALFONSOQ@QHA-ENG.COM

124 E. STUBBS ST. EDINBURG, TEXAS 78539 REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00



Case # PLAT-2022-0141 Edinburg Planning & Zoning Department 415 W. University Drive Edinburg, Texas 78539

Subdivision Application

(956) 388-8202

3							
PANNO & ZONING & Date:	Request Type: Preliminary Plat						
1. Developer: Red Rock Real Estate Development Group, LTD.	2. Owner/Contact Name: Manuel Cantu						
3. Owner/Contact Phone: (956) 800-1333	4. Owner/Contact Email: riocantu@yahoo.com						
5. Owner Address: 2912 S. Jackson Road McAllen, TX 7	8503						
6. Exact Name of Subdivision: Oakview Center	7. Property ID: _262191						
8. Current Zoning: CG - Commercial, General Required Zoning: UR - Urban Residential							
10. Legal Description: A 28.352 acre tract of land being a part or portion of Lots part or portion of Lot 15, Section 270, Texas-Mexican Rail	1, 2, and 3, Poco Bucno Subdivision, Hidalgo County, Texas and a way Company's Survey, Hidalgo County, Texas.						
11. Inside City Limits? Yes If "No," is in the	Comprehensive Development Area Rural Development Area						
12. Primary Consulting Firm: Quintanilla, Headley & Ass	ociates, Inc. 13. Phone: (956) 381-6480						
14. Consulting Firm Address: 124 E. Stubbs Street Edinb	urg, TX 78539						
15. Consulting Firm Email(s): alfonsoq@qha-er	ng.com						
16. Desired Land Use Option:Commercial General and	Residential Multi-family						
17. Number of Lots: Single Family Multi-Fam	mily47 Commercial5 Industrial						
18. Proposed Wastewater Treatment: Sanitary S	ewer OSSF (On-Site Sewage Facility)						
19. Electric Power and Light Company to Serve the Propo	sed Subdivision: AEP (Central Power & Light)						
20. Irrigation District: Hidalgo County No.	Potable-water Retailer: City of Edinburg						
Owner of record, holding title to real estate within the proposed subd	ivision. Ownership instrument (i.e. Title Policy, Warranty Deed and Deed of						
Owner Name(s) (Print or Type)	Owner Mailing Address & Zip Code						
Manuel Cantu	2912 S. Jackson Rd. McAllen, TX 78503 RECEIVEL						
Owner Phone Number	Owner Email						
(956) 800-1333	riocantu@yahoo.com						
Have any of said owners designated agents to submit and	revise this plat application on their behalf?						
Yes No (If "Yes" attached duly notarized docur	mentation to that effect, signed by each such owner.) Name:						
The undersigned owner(s) of record (or their authorized agents) he standards as specified in the City of Edinburg Unified Development Planning & Zoning Commission and the City Commission approve application and attachments (including all construction plans) are tr	nereby agree to make all improvements and meet all requirements and Code and Ordinances. The undersigned hereby request that the Edinburg the attached subdivision plat. I certify that all items contained in this ue and correct to the best of my knowledge and not in conflict with any d that any omittance or incorrect information may result in approval or						
Signature M	<u>Date</u>						

ACKNOWLEDGEMENTS

OWNER

I acknowledge that the subdivision application is a process. During this process, my application is reviewed by multiple City departments and requires separate and distinct approval by each. I understand that approval by one department does NOT constitute approval by all departments and should not be construed as final approval, clearance, or notice to proceed. Furthermore, review of this application by City staff is dependent upon the accuracy of the information provided. Any information found to be lacking or incorrect may result in my application being delayed or denied. If any portion of my plan changes or must be modified, it is my responsibility to notify City staff as soon as is practicable, and I accept that these changes may result in reassessment, denial, or revocation of any approvals or permits received prior to that time.

ENGINEER WHAT?	Owner/Agent								
I have read the information contained on the following <u>Subdivision Plat For</u>	ees and <u>Submission Requirements</u> forms and	hereby agree to comply with							
Subdivision Plat Fees	Project Engineer								
SUBDIVISION NAME: Oakmont Center									
Administrative Fees (select all that apply)		Office Use Only							
1. Preliminary Plat, \$ 250		12-12-22							
2. Final Plat, \$ 200									
3. Minor Plat, \$ 250									
4. Amended Plat, \$ 250									
5. Re-Plat, \$ 250									
6. Vacating Plat, \$ 250									
7. Plat Review Fee (2 -5 Mile E.T.J.), \$ 250									
8. Site Plan Review, \$ 250									
9. Appeals or Variances, \$ 450									
10. Voluntary Annexation, \$ 100 Plus Publication Cost:									
11. Land-Clearing Permit, \$ 150									
12. Street Sign Installation, \$ 200									
13. Park Land Fees (Per Unit)		,							
Developer, \$ 300 # of Units:									
Builder, \$ 300 # of Units:									
E.T.J. Single Family, \$ 300									
E.T.J. Multifamily, \$ 300									
Variable (fill as appropriate)		2							
14. Administration and Inspection Fee, 2.0%									
15. Construction Materials Testing Fee, 3.0%									
16. Water Right Fees Per Acre, TBD									
TOTAL	\$ 0.00	9.							

^{*} Make all checks payable to the City of Edinburg

Submission Requirements Checklist

<u>Pre</u>	<u>lim</u>	inary Plat Requirements	Copies	_Office Use Only_
\checkmark	1.	Subdivision Plat, Utility (Layout Folded)	8	12-12-22
	2.	Digital File(s) (emailed, USB, CD, etc.)	1	
	3.	Preliminary Drainage Report	2	12-12-22
	4.	8 ½" X 11" Copies of Subdivision Plat & Utility Layout	1	12-12-22
	5.	Warranty Deed	1	12-12-22
	6.	Signed Application(or application with a notarized Letter of Authorization)	1	12-12-22
<u>Pre</u>	-Co	<u>nstruction</u>		
	1.	Subdivision Plat and Construction Plans (utilities)	8	
	2.	Engineer Cost Estimate	1	
	3.	Digital Construction Plans (emailed, USB, CD, etc.)	1	
	4.	SWPPP/CNOI (Required)	2	
<u>Fina</u>	ıl P	lat Requirements		
	1.	Mylar of Subdivision Plat	1	
	2.	Mylar As-Builts Construction Plans	2	
	3.	Digital Copy of As-Builts (emailed, USB, CD, etc.)	1	
	4.	Letter of Credit (If Applicable)	1	



PLANNING & ZONING DEPARTMENT

PLANNI	Inter-Gov 138 NG & ZONING DEPARTMENT (956	_	BDIVISIO			LIMITS C ROCESS	CHECK LIST	PRELIMIN Date :		UVAL PROCESS uary 6, 2023
Date Filed:	December 12, 2022	P&Z Preliminary:	Janı	uary 10,	2023	P&Z Final:			City Council:	
Reviewed	! :	Staff Review :	Dece	mber 22	2023	Tir	me Line : 55	Days	Expires :	February 5, 2023
Ву:	Abel Beltran, Subd. Coor.	_ Staff / Engineer :		mber 29		-	tension : 0	_ Days	Expires 1:	
	abeltran@cityofedinburg.com	<u>1</u>	If Varia	inces Red	quested	2nd Ex	tension : 0	Days	Expires 2:	
Director of	of Planning & Zoning	Jaime Acevedo, Plar	nnina Dir	ector	Email :	iaceve	do@cityofedin	hurg com	City Office #:	(956) 388-8202
	of Utilities	Gerardo Carmona, P		OOLOI			ona@cityofedin		City Office #:	(956) 388-8212
Director of	of Public Works	Vincent Romero					@cityofedinbu		City Office #:	(956) 388-8210
Director of	of Engineering	Mardoqueo Hinojosa	, P.E., C	PM	Email:	mhinoj	osa@cityofedir	burg.com	City Office #:	(956) 388-8211
	IGLESIA CASA DE DOIS, SANTA	MEDINA	40	020 F. FN	/ 2812 F	DINBUR	G, TX 78539	Carlos	Garza, PE., Pro	piect Engineer
	OAKVIEW CENTER			020 2.11				AEC Engineeri		
			þ	۵	ole	0.0		<u>v</u>		Ŭ,
	DESCRIPTION		Provided	Need to Provide	Not Applicable	Need to Revise		COM	IMENTS	
Subdivi	sion Process:									
	ion Plat Submittal		٧							
Warranty			٧							
	ohy Survey		٧							
Drainage	Report Submittal (As Per City Drain	age Policy)	٧				Approved by H.C	C.D.D.#1	Date:	Pending Approval
Zoning:	City Limits - ETJ		٧							-
Flood Zo	ne		٧							
Prelimir	nary Submittals:									
Existing	& Proposed Water Distribution Layou	ıt	٧				North Alamo Wa	ter Suppy Distribu	ution System (C	CN)
	stribution System Provider:		٧				North Alamo Wa			
Existing	& Proposed Sewer Collection Layout	t		٧			An Existing 8" Se	ewer Line 600-ft v	vest (OSSF On-S	Site Sewage Facility)
	Sewer Collection System Provider:			٧			City of Edinburg	·		
	and Proposed Drainage Layout Systom		٧				Proposed Draina			
	Arterial Street Right-of-way Dedicati		٧				Street Section (E			on -00-ft B-B)
	Arterial Street Pavement Section (0-	-ft ROW) (00-ft)	٧				In Accordance to		T * ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' 	T
	s Appeals Request: 2022			٧			Planning & Z	oning Meeting	Results	City Council Meeting
	idening Improvements (Schunior Roa	,		٧						
Street 5-1	ft Sidewalk Improvements (Schunior	Road)		٧					-	
Constru	iction Plans Review Submittals:	(\$00.50	otion 1	Constr	uction [Dlane Si	 ubmittals Policy	, 2014 STAND	A DD DOLICY	MANITAL)
Cover Sh		(366.36	V V	Consu	uction i	lans of	 	7, 2014 STAND	AKD POLICT	WANUAL)
	phy Sheet (Utilities, Bench Marks)		V √							
	Sewer Improvements: On-Site & Off-	-Sita	V √				North Alamo Wa	ter Suppy Distrib	ition System (C	CNI)
	Sewer Detail Sheets	-Site					See Section 3 Ut			
	stribution Improvements: On-Site & 0	Off-Site					North Alamo Wa			
	stribution Detail Sheet (Fire Hydrant						See Section 3 Ut			
	e Improvements:	7 (GOOTHBIY)					000 00000110 01	anty i oney, 2011	otandara i onoj	Manaai
	Detail Sheets						See Section 1 Dr	rainage Policy, 20)14 Standard Po	olicv Manual
	/Major Arterial Streets Improvements);						reets Policy, 201		•
	gn Sheet:		٧					j,v.		· ·
	etail Sheets		٧				See Section 2 St	reets Policy, 201	4 Standard Poli	cy Manual
	ghting Sheet:		٧							-
	ontrol Plan:		٧							
	Control Plan		٧							
Erosion (Control Plan Detail Sheet		٧				See Storm Wate	r Management, 2	014 Standard P	olicy Manual

OAKVIEW CENTER SUBDIVISION Page 1 of 2

DESCRIPTION			Provided	Need to Provide	Not Applicable	Need to Revise				COMN	MENTS		
Pre-Construction Meeting:													
Notice To Proceed				٧			Dated:						
Roadway Open-Cut or Bore Permit Application	n			٧			Dated:						
TX-Dot Water UIR Permit					v		UIR:						
TX-Dot Sewer UIR Permit					٧		UIR:						
N.O.I. Submittal				٧			Dated:						
SWPP Booklet Submittal				٧			Dated:						
RFI #1 Request				٧			Dated:						
Change Orders				٧			Dated:						
Final Walk Though				٧			Dated:						
Punch List - 1st Draft				٧			Dated:						
Punch List - Final				V			Dated:						
Letter of Acceptance				٧			Dated:						
1-year Warranty (Water/Sewer/Paving/Draina	ide)			٧			Dated:						
Backfill Testing Results	.g∪)			٧			Dated:						
As-Built (Revised Original Submittal)				V			Dated:						
Recording Process:							Daleu.						
Public Improvements with (Letter of Credit)				٧			Dated:				Expires:		
Recording Fees	\$	106.00		٧				uired by Co	nuntv	Clerks office			
Copy of H.C.D.D. #1 of invoice	\$	250.00		٧				•		ior to Final S			
Street Light Escrow	\ \$	230.00		<u>۷</u>				uired:	alu pii	0	EA. @	\$	
Street Escrow: (FM 2812 Road 81-ft. B-B)	\$	-		V √				luired: luired:		0		 \$	-
	\$	-		V						0	LF@	<u> </u>	-
Sidewalk Escrow: (5-ft.)(FM 2812 Road) TOTAL OF ESCROWS:		•		V			Rec	luired:		U	LF @	Ф	-
		7:1/			V		Data :				l andan.		
Total Developer's Construction Cost: (Letter Laboratory Testing Fee: 3%	1	(זונ)		V	V		Date :			_	Lender: ESTIMATE	D Caratru	ation Coot
Laboratory Testing Fee: 3% Inspection Fee: 2%	\$	-		V			\$			-	ESTIMATE		
Park Land Fees: Zone # 5	\$	14,100.00		, v			φ 47	Lots @	\$	200.00	Full rate with		
0 Residential \$ -	\$	14,100.00		1	v		50%	Developm		300.00	50%	Building	
47 Multi-Family \$ 300.00	+ -	14,100.00			V			Developm			50%		
Water Rights: COC-CCN	\$	- 14,100.00			V			0.00	Acro	00	30 76	Building \$	3,000.00
Water 30-year Letter (Commercial)	\$				V		0	Lots @	\$	-			VATER - CCN
Water 30-year Letter (Multi-Family)	\$	19,093.75		٧	- •		47	Lots @	\$	406.25			VATER - CCN
Sewer 30-Year Letter (Mutti-raffility)	\$	19,093.73		<u> </u>	٧		0	Lots @	\$	400.23		COC-V	VATER - CON
TOTAL OF FEES:	,	47,293.75			V		"	LOIS (U	Ψ				
Reimbursements:	¥	,2000		<u> </u>									
Developer Sewer Improvements	\$	_			V		Off-Site	e System:		0.00	AC	\$	_
Developer Water Improvements	\$	_			٧			e System		0.00	AC	\$	_
TOTAL OF REINBURSEMENTS:	,				-		On on	o o you on .		0.00	7.0	Ψ	
Buyouts:													
North Alamo Water Supply Corporation	\$	-			٧		Require	d Buyout		0.00	AC.	\$	-
Sharyland Water Supply Corporation					٧		Not App	olicable					
Tax Certificates				•	•	!							
County of Hidalgo / School District				٧									
Water District				٧			Hidalan	County Irr	igatio	on District #	1		
Total of Escrows, Fees, Reimbursements and Buyouts:						<u> </u>			J				
Escrows \$				Street	& Sidewa	ılk İmprov	/ements	for (Cantor	n Roa	ıd)			
·			,293.75					•		/ear Agreem	ents		
Reimbursements - 2022 \$			-				eveloper		1				
2022 City of Edinburg	*			0%					Admi	nistrative Fe	<u> </u>		
2022 To the Developer of Record	\$		-	0%			•			ner / Develop			
Buyouts	\$		-				•			al rate from		SC Broad	s)
TOTAL		Δ7	.293.75					•	•	sements & B			- /
1 :317/12	т .	•••	,				,	,			J		

TOTAL: \$ 47,293.75 | Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

OAKVIEW CENTER SUBDIVISION Page 2 of 2



STAFF REPORT: ICE HOUSE SUBDIVISION

Date Prepared: December 15, 2022 Planning and Zoning Meeting: January 10, 2023

Preliminary Plat Approval

Subject: Consider the Preliminary Plat approval of Ice House Subdivision, being a

8.73 acre tract of land out of Lots F, Santa Cruz Ranch Subdivision, located at

707 West Monte Cristo Road, as requested by SAMES Engineering.

Location: The property is located on the east side of US Expressway 281 (I-69C), south

of E. Iowa Road, and is within the City of Edinburg's City Limits.

Zoning: Property zoning is currently Commercial General District (CG) District.

Multi-Family section requires re-zoning.

Setbacks: UDC Setbacks for Residential Surburban (RS) District, Setbacks; Front 30-

ft., Side 15-ft., and Rear 30-ft

Analysis: The Preliminary Plat devlopment consist of 5- Commerical lots, 47 – Multi-

Family lots (15,350-S.F.) average, Single Family Residential lots (8,180.00-

S.F.) average.

Utilities: Water Distribution System and Sanitary Sewer Collection System will be

provided by City of Edinburg.

All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards

Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilities Department:

Preliminary Phase Submittal comments for this subdivision are included in the packet. As per Engineering, the plat shall be Preliminarily Approved until all comments have been addressed by the project engineer.



ENGINEERING DEPARTMENT

Preliminary Staff Review

January 6th, 2023

Aldo Ivan Garcia, P.E.

SAMES, Inc. 200 S. 10th St. Suite 1500. McAllen, TX 78501 (956) 702-8880

RE: ICE HOUSE SUBDIVISION – PRELIMINARY REVIEW

Mr. Garcia,

Attached are the Preliminary Phase Submittal comments for Ice House Subdivision. Submittal is adequate as presented and recommended for preliminary approval.

Any questions feel free to contact us.

Thanks,

Digitally signed by Peter Hermida Date: 2023.01.06 15:08:38 -06'00'

Peter Hermida, P.E.

Email: phermida@cityofedinburg.com

415 W. University Drive Edinburg, Texas 78539

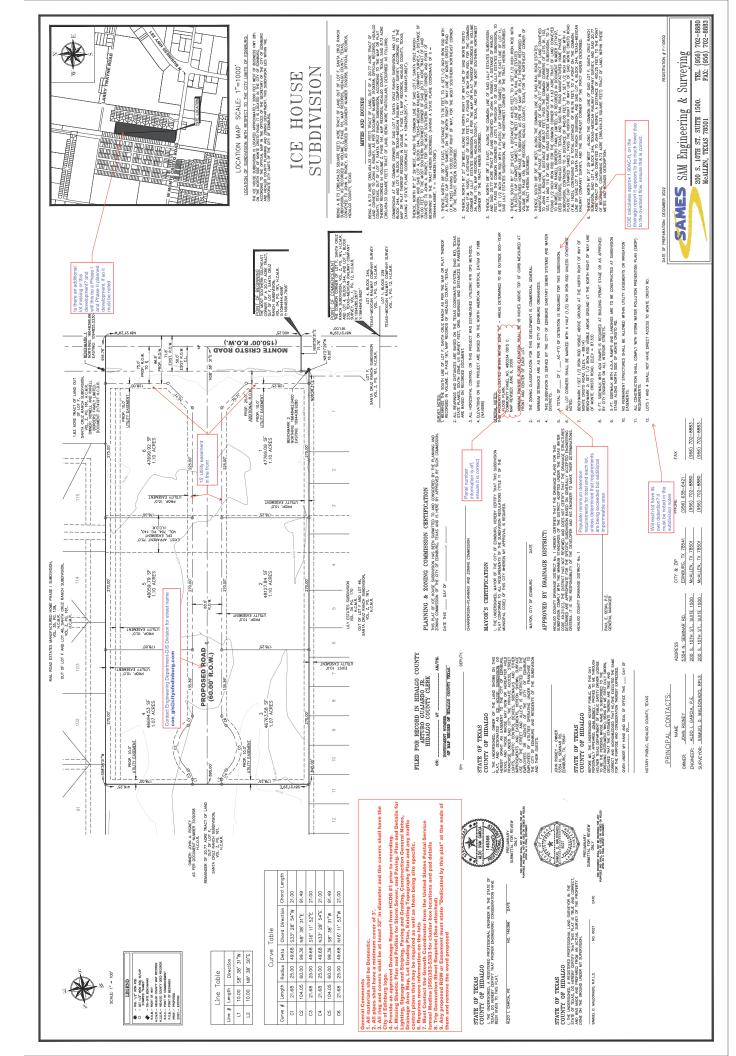
Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, P.E., Engineer III, Roberto Hernandez, CFM, Engineer II, Abel Beltran, Planner I, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Jaime Acevedo, Director of Planning and Zoning, Rita Lee Guerrero, Management Analyst, Jaime Xavier Ayala, Planner II, Gerardo Carmona P.E.,

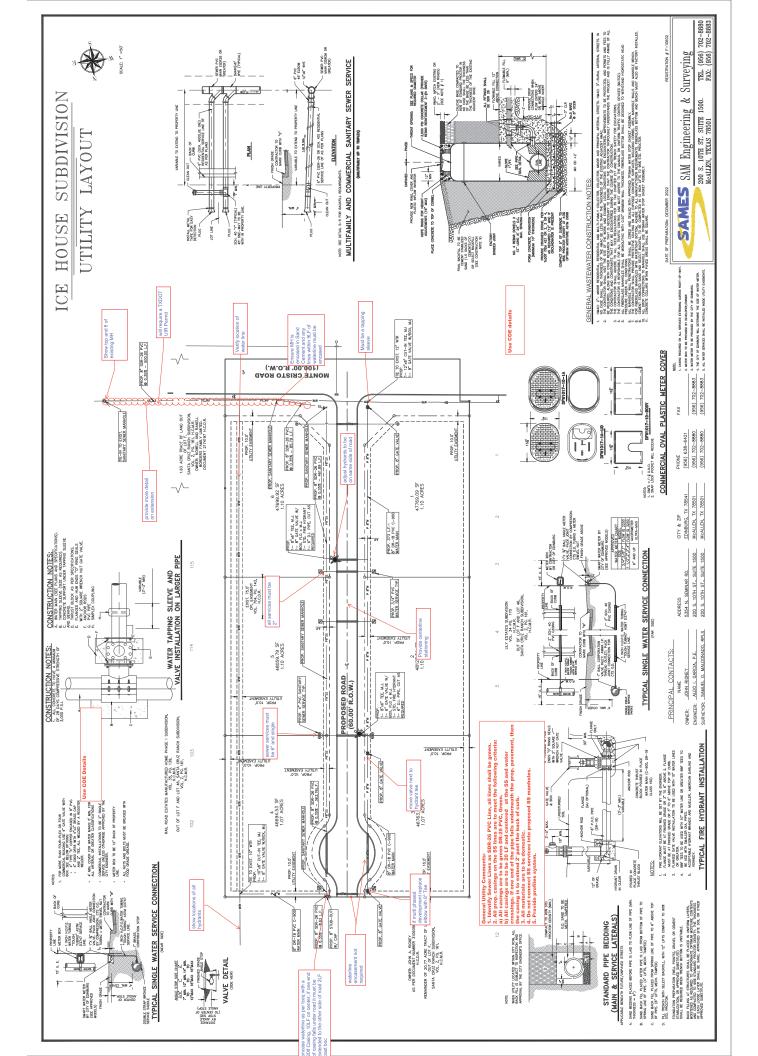
Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro

Gomez, Director of Solid Waste

REFERENCES:

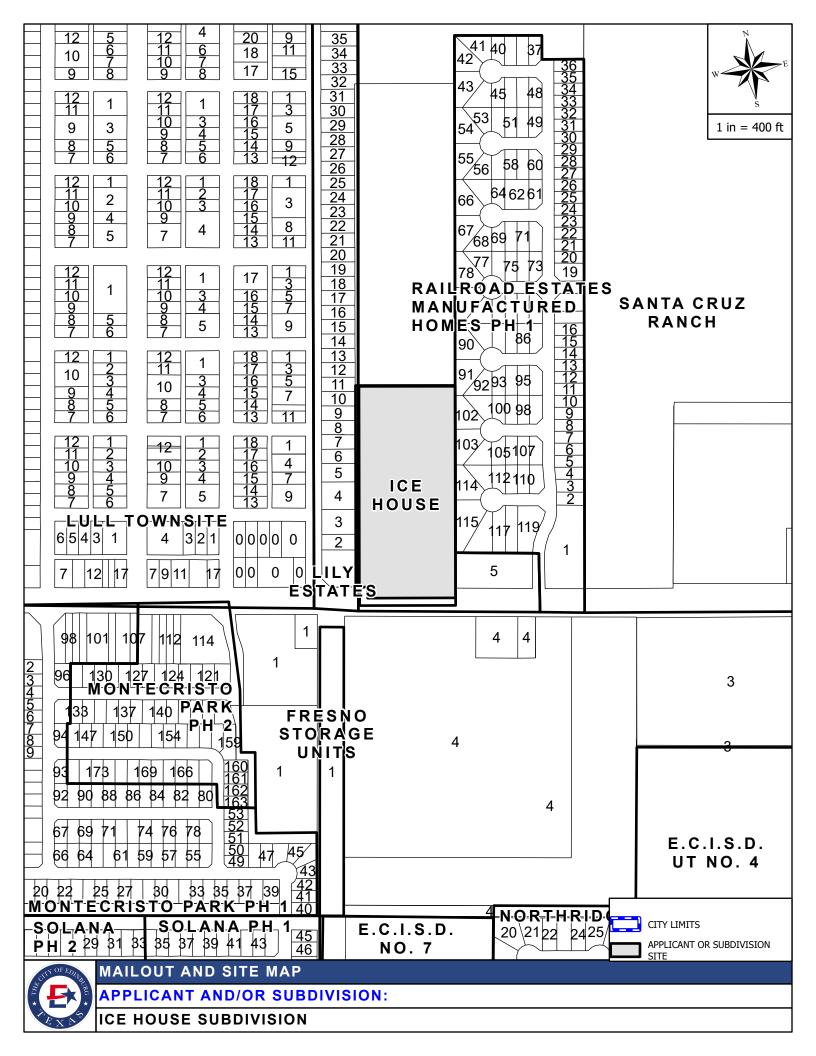
City of Edinburg – 2021 Standard Manual – Construction and Development Requirements; Unified Development Code; and if required a TX-Dot Permitting UIR permitting process.





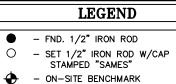
TEL. (956) 702-8880 FAX: (956) 702-8883 SAM Engineering & Surveying 200 s. 10TH ST. SUTR 1500. TEL (956) Mealler, TEXAS 78501 FAX: (956) CONTRACTOR SHALL SWEUT A ASPIALT TO A NEAT STRAAGHT LING. BACK FILING AT STRUCKHES SHALL BE FACED IN UMFORM LAYERS, MOSTBERG AS REQUEBLD TO APPROXIME CFINIAL MIGHINE CONTRYS AND CHEM-KITED TO SKE STANDARD PROCEDE EDISOTY. THE THORIESS OF LACH LOCKEL LAYER SHALL BE SAND, APPROXID SITE SKL CR OTHER MARKEN DISESTION. A. GOATE (3/4" MAX. 2873) RECOMO FALCED REFORM FOR U.D. B. GOAAT, BACK, FIRST, GINE, BACKS, WAREN B. GOAAT, BACK, DATE FOR US. URBORN TO WAREN C. FL. TREADER, PRÉSEET DE BACKET. (1 "COS.). W/Z" LIFTS COMPACT TO FORE STAN F THCK REDBELE BASE MATBRAL METING 2004 TOOK THEE ACT THE CRADE A COMMUTED IN MAN, ET STY TO TOOK OF THE MAKE DBASET CERTIFIED OF THE ACT TO ACT OF STANDARY METING THE MACHINE ACT OF STANDARY METING THE MACHINE BATE OF GLOSS GALFAT. TOROLATIN PED-MAINE (MELPONIS, GRAVE, AND/OR COURT TRACH BOTTON IS UNSTABLE. STANDARD PIPE BEDDING PAVING AND DRAINAGE LAYOUT STORM SEWER STANDARD PIPE BEDDING DETAIL TOP VIEW PRECAST LID TOP VIEW PLAN J-/E I PRECAST TYPE A INLET ICE HOUSE SUBDIVISION 12 3/6 NOT TO SCALE ALL REMYORCHO TO BE NO. 4 PERMS OF 12" CONTENT TO CATERY EACH WAY CONNETE STRENGTH TO BE 4000 PT3 MANARA AT 28 DAYS WEBSHT 320 LE WERTICAL FOOT SECT BACKFLL, COMPACT TO SOM STD, PROCTOR DENSITY (MN) MECH. TEMPERED CAST IN PLACE CAST IN PLACE NOTE. WHEN UTLIT LOCATED WITHIN OTY ROW, ALL BLOOTIL IS SUBJECT TO RESPONDE, TESTING AND APPROVAL BY THE CITY DIGBRER'S OFFICE. A GRAIT (2/4" MAX, 2823) REDIND FAULD BRONE PINE IS LAD (I) FOR ONLY BE OF THE CAN THOUGH SEE = 6") R. GRAIT, BACK TH. PACKED, PITTS PINE IS LAD FROM BOTTOM OF FIRE TO SPRING LINE OF FIPE. (4" LINES, MICES, TAMPED). C. PLI, IRRIGHEN WAZELET BACKTUL. (FINCE). N. PATZ. LITES COMPACT TO BROKE SUS, MICHOTOR MAX FILING AT STRUCTURES SHALL BE PLACED IN UNFOND LAYBES, DOSTSEAD, SE RECLIEDED TO A PROMOMENTE COFFILMA MISSTINE CONTENTS NO COMPACED TO SAS STANDARD PROCERS EDSSTY. THE THEORIESS FEALL HOCKES, LAYER SHALL BE SAND, APPROVED SITE SOL, OR OTHER PROMOMENT QUESTITIES. 2" THEK TOT SURF) THEE TOT (SURF) FOREIGNS FAVEURISH TORRUANDE PEPARANDE (NELLYCHTS, CRAND, AND/DE COUERT STABLUANDE, CR. APPROFIZ SUSSTATT), SHALL BE REQUIRED WHEN TRENCH BOTTON IS UNSTABLE. Use Current COE Details STANDARD PIPE BEDDING BOTTOM END SECTION HANDOKOUT TO FIT CUTLET PIPE AND MORTAR SEAL. NOTE: ALL ENSING STREET CROSSING SHALL REQUIRE SAND BACKFILL OF EMIRE TRENCH SECTION A-A Refurnish to a Type CC PROP. 10' U.E. (956) 702-8883 (956) 702-8883 PHONE (956) 638–6421 (956) 702–8880 (956) 702–8880 1.63 ACRE TRACT OF LAND OUT OF LOT F, SANTA, CRUZE RACHE SUBDIVISION, VOL. Z. PG. 161, H.CLM.E. OWNER: HOWELL AND RAKELL BORDERS DOCUMENT 2174187 O.R.H.C. PROP. 10.0' UTILITY EASEMENT 6 47699.92 SF 1.10 ACRES PROP. 4" DIA. MANHOLE PROP. 30" RCP - 66.4 LF PROP. CURB INLET ADDRESS 6254 N. SPINNAR RO. EDWARDEN, TX 78541 200 S. 10TH 51, SUITE 1500 MAALLEN, TX 78501 200 S. 10TH 51, SUITE 1500 MAALLEN, TX 78501 PROP. CURB INLET 1 47769.09 SF 1.10 ACRES PROP. 18" RCP - 35.5 LF PROP. 24" RCP - 232.18 LF A CUTTER PROP. 10' U.E. XIST, APPARENT 75.0 CPL EASEMENT VOL. 704, PG. 143, H.C.D.R. ULY ESTITES SUBDIVISION VOL. 34 Pc. 170 OUT OF LOT F AND LOT 46, SANTA CRUZ RANCH SUBDIVISION, VOL. 2, 61, 61, HCAMR. OWNER: JOHN RIGNEY ENGINEER: ALDO I. GARCIA, P.E. SURVEYOR: SAMUEL D. MALDONADO, RPLS. 2 [PROP. CURB INLET] 48127.84 SF 1.10 ACRES PROP. 18" RCP - 35.5 LF PRINCIPAL CONTACTS: NAME 5 48059.79 SF 1.10 ACRES PROP. 24" ROP - 378.2 LF PROPOSED ROAD (60.00' R.O.W.) PROP. CURB INLET PROP. 18" RCP - 35.5 LF PROP. CURB INLET 4 46694.53 SF 1.07 ACRES PROP. 10.0" UTILITY EASEMENT 111.39 ACRE TRACT OF LAND OUT OF LOTF I, LOT 37 AND 46, SANTA CRUZ RANCH SUBDIVISION, VOL. Z. P.O. 161, VOL. Z. P.O. 161, OWNER: OTT OF EDMBURG DOCUMENT SS6650 ACR-HG. SS6650 ACR-HG. SS6650 PROP. 10.0" UTILITY EASEMENT







SCALE: 1" = 100'



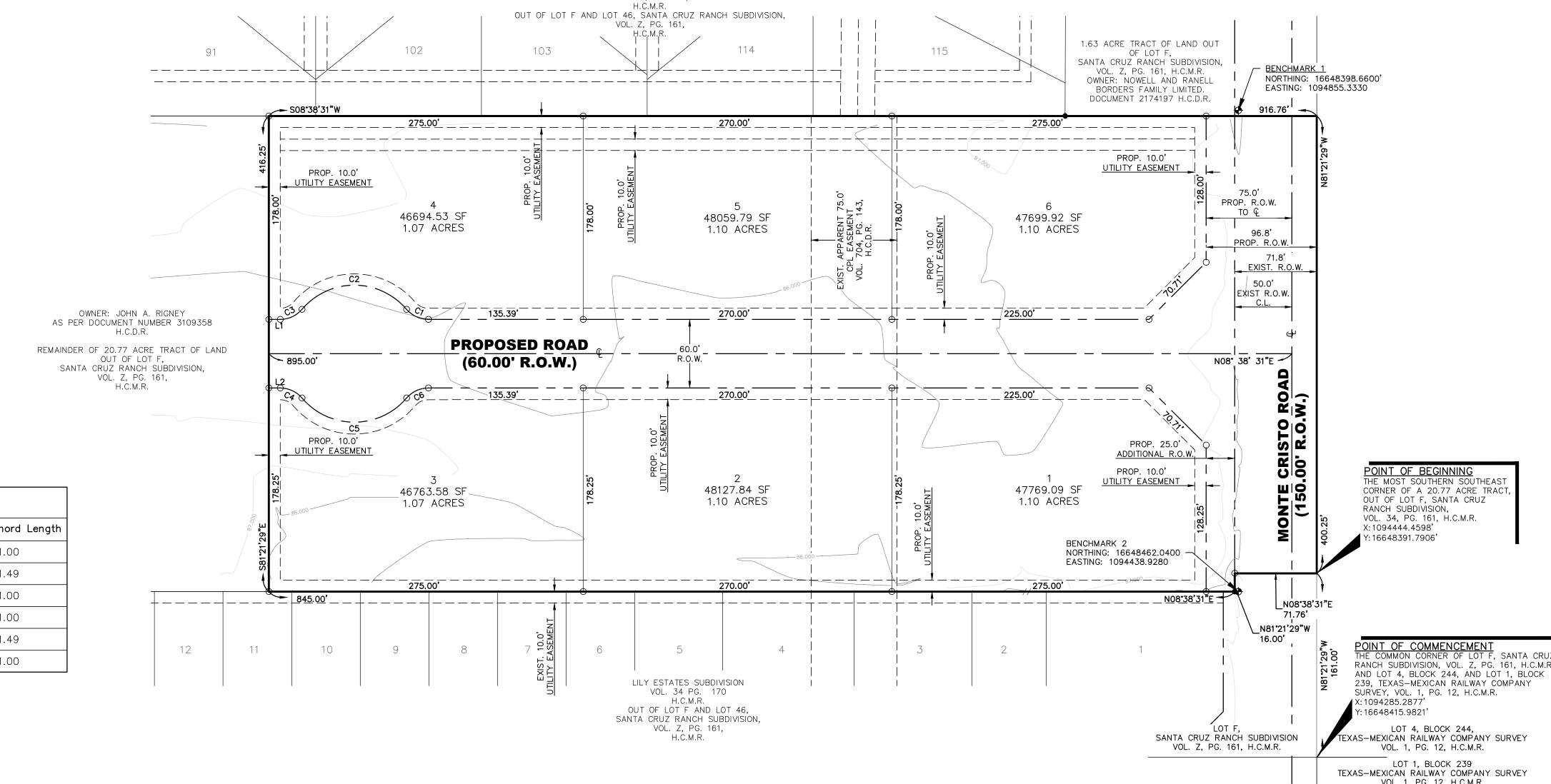
R.O.W. - RIGHT OF WAY H.C.M.R. - HIDALGO COUNTY MAP RECORDS H.C.D.R. - HIDALGO COUNTY DEED RECORDS

R.O.C. - POINT OF COMMENCEMENT P.O.B. - POINT OF BEGINNING PROP. - PROPOSED

EXIST. - EXISTING

Line Table Line # | Length | Direction 10.00 | S8° 38' 31"W L2 | 10.00 | N8° 38′ 30″E

Curve Table										
Curve #	Length	Radius	Delta	Chord Direction	Chord Length					
C1	21.68	25.00	49.68	S33° 28′ 54″W	21.00					
C2	104.05	60.00	99.36	N8° 38′ 31″E	91.49					
С3	21.68	25.00	49.68	S16° 11' 52"E	21.00					
C4	21.68	25.00	49.68	N33° 28' 54"E	21.00					
C5	104.05	60.00	99.36	S8° 38' 31"W	91.49					
C6	21.68	25.00	49.68	N16° 11' 53"W	21.00					



RAIL ROAD ESTATES MANUFACTURED HOME PHASE I SUBDIVISION,

STATE OF TEXAS COUNTY OF HIDALGO

, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAVE BEEN GIVEN TO THIS PLAT.

ALDO I. GARCIA, PE

NO. 146366 DATE



PRELIMINARY SUBMITTAL FOR REVIEW ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL DOCUMENT.

SAMUEL D. MALDONADO

6027

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

SAMUEL D. MALDONADO, R.P.L.S.

DATE NO. 6027

PRFLIMINARY SUBMITTAL FOR REVIEW THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO JR.

HIDALGO COUNTY CLERK

ON: _____ AT ____ AM/PM. INSTRUMENT NUMBER_

OF MAP RECORD OF HIDALGO COUNTY TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS <u>ICE HOUSE SUBIDIVSION</u> DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG, TEXAS, AND THOSE WHOSE MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE PRIVATE ACCESS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS, HEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

JOHN RIGNEY - OWNER 5354 N. SEMINAR RD. EDINBURG, TX, 78541

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, JOHN RIGNEY, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN,

DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND

FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 20___.

CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

PLANNING & ZONING COMMISSION CERTIFICATION

THIS PLAT OF ICE HOUSE SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS AND IS HERE BY APPROVED BY SUCH COMMISSION. DATE THIS ____, ____, ____.

CHAIRPERSON-PLANNING AND ZONING COMMISSION

MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS (TITLE 11 OF THE MUNICIPAL CODE) OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF EDINBURG DATE

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING 6. CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E. DATE GENERAL MANAGER

. BEARINGS THE SOUTH LINE OF LOTIF. SANTA CRUZIRANCH AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME. Z, PAGE 161, MAP RECORDS OF HIDALGO COUNTY, TEXAS. 2. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS

3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS. 4. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988

THIS PROPERTY IS LOCATED WITHIN WITHIN ZONE "X" — AREAS DETERMINED TO BE OUTSIDE 500—YEAR COMMUNITY PANEL NO. 480334 0015 C

- MAP REVISED: JUNE 6, 2000 MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT AND CENTER OF EACH LOT.
- 2. THE ZONING CLASSIFICATION FOR THIS DEVELOPMENT IS COMMERCIAL GENERAL.

ARE BASED ON RECORDED DOCUMENT.

- MINIMUM SETBACKS ARE AS PER THE CITY OF EDINBURG ORDINANCES.
- THIS SUBDIVISION IS SERVED BY THE CITY OF EDINBURG SANITARY SEWER SYSTEMS AND WATER DISTRICTS.
- 5. A TOTAL OF ____ CF (___ AC-FT) OF DETENTION IS REQUIRED FOR THIS SUBDIVISION.
- ALL LOT CORNERS SHALL BE MARKED WITH A HALF (1/2) INCH IRON ROD UNLESS OTHERWISE BENCHMARK 1:SET 1/2 IRON ROD VISIBLE ABOVE GROUND AT THE NORTH RIGHT OF WAY OF
- MONTE CRISTO ROAD. (ELEV. = 89.14) BENCHMARK 2: SET 1/2 IRON ROD VISIBLE ABOVE GROUND AT THE NORTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD. (ELEV = 87.53)
- 8. 5 FT. SIDEWALK WITH ADA RAMPS IS REQUIRED AT BUILDING PERMIT STAGE OR AS APPROVED BY CITY ENGINEER ON ALL INTERIOR STREETS.
- 9. 5 FT. SIDEWALK WITH A.D.A. RAMPS AND LANDINGS ARE TO BE CONSTRUCTED AT SUBDIVISION STAGE ALONG NORTH SIDE OF MONTE CRISTO RD.

11. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P)

- 10. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS OR IRRIGATION EASEMENTS.
- REQUIREMENTS. 12. LOTS 1 AND 4 SHALL NOT HAVE DIRECT ACCESS TO MONTE CRISTO RD.

LARRY TWAYNE ROAD W MONTE CRISTO RO

LOCATION MAP SCALE: 1"=1000' LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY LIMITS OF EDINBURG:

THE ICE HOUSE SUBDIVISION IS LOCATED APPROXIMATELY 2000 FEET WEST OF BUSINESS HWY 281 ON THE NORTH SIDE OF MONTE CRISTO ROAD. IT IS LOCATED IN THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG AND HIDALGO COUNTY PLANNING AND ZONING DEPARTMENT. THIS SUBDIVISION LIES WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF EDINBURG.

ICE HOUSE

BEING A 8.73 (380,454.33 SQUARE FEET) ACRE TRACT OF LAND OUT OF LOT F, SANTA CRUZ RANCH SUBDIVISION, AS RECORDED IN VOLUME Z. PAGE 161, MAP RECORDS, HIDALGO COUNTY, TEXAS. CONVEYED TO JOHN A. RIGNEY, AS RECORDED IN DOCUMENT NUMBER 3109358, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

BEING A 8.73 ACRE (380,454.33 SQUARE FEET) TRACT OF LAND, OUT OF A 20.77 ACRE TRACT OF LAND CONVEYED TO JOHN A. RIGNEY, AS PER DOCUMENT NUMBER 3109358, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, OUT OF LOT F, SANTA CRUZ RANCH SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME Z, PAGE 161, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 8.73 ACRE (380,454.33 SQUARE FEET) TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

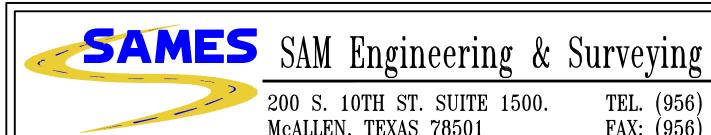
COMMENCING AT THE COMMON CORNER OF SAID LOT F. SANTA CRUZ RANCH SUBDIVISION. AND LOT 4. BLOCK 244, AND LOT 1, BLOCK 239, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS; (HAVING A STATE PLANE COORDINATE OF X = 1094285.2877', Y = 16648415.9821').

THENCE, NORTH 81° 21' 29" WEST, ALONG THE COMMON LINE OF SAID LOT F, SANTA CRUZ RANCH SUBDIVISION, AND SAID LOT 4, BLOCK 244, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, A DISTANCE OF 161.00 FEET, TO THE MOST SOUTHERN SOUTHWEST CORNER OF SAID 20.77 ACRE TRACT OF LAND CONVEYED TO JOHN A. RIGNEY, FOR THE MOST SOUTHERN SOUTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; (HAVING A STATE PLANE COORDINATE OF X = 1094444.4598', Y = 16648391.7906').

- 1. THENCE, NORTH 08' 38' 31" EAST, A DISTANCE OF 71.76 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", ON THE NORTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925) HAVING A 100.00 FOOT RIGHT OF WAY, FOR THE MOST SOUTHERN NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED.
- 2. THENCE, NORTH 81° 21' 29" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID MONTE CRISTO ROAD (F.M. 1925), A DISTANCE OF 16.00 FEET, TO A FOUND 1/2 INCH IRON ROD, FOR THE COMMON CORNER OF LILLY ESTATES SUBDIVISION, AS PER THE MAP OF PLAT THEREOF RECORDED IN VOLUME 34, PAGE 170, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND FOR THE MOST SOUTHERN NORTHWEST
- CORNER OF THE TRACT HEREIN DESCRIBED. 3. THENCE, NORTH 08° 38' 31"EAST. ALONG THE COMMON LINE OF SAID LILLY ESTATES SUBDIVISION AND SAID 20.77 ACRE TRACT OF LAND CONVEYED TO JOHN A. RIGNEY, A DISTANCE OF 845.00 FEET, PASS THE COMMON CORNERS OF LOTS 1 THROUGH 10 OF SAID LILLY ESTATES SUBDIVISION, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", ON THE EAST LINE OF LOT 11.
- SAID LILLY ESTATES SUBDIVISION, AND THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED. 4. THENCE, SOUTH 81° 21' 29"EAST, A DISTANCE OF 416.25 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", AT THE WEST LINE OF LOT 91, RAIL ROAD ESTATES MANUFACTURED HOME PHASE 1 SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN
- VOLUME 35, PAGE 139, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED.
- 5. THENCE, SOUTH 08° 38' 31" WEST, ALONG THE COMMON LINE OF SAID RAIL ROAD ESTATES MANUFACTURED HOME PHASE 1 SUBDIVISION, AND OF SAID 20.77 ACRE TRACT OF LAND CONVEYED TO JOHN A. RIGNEY, A DISTANCE OF 696.57 FEET, PASS THE COMMON CORNERS OF LOTS 91, 102, 103, 114 AND 115 OF SAID RAIL ROAD ESTATES MANUFACTURED HOME PHASE 1 SUBDIVISION, TO A FOUND 1/2 INCH IRON ROD FOR THE COMMON CORNER OF A 1.63 ACRE TRACT OF LAND CONVEYED TO NOWELL AND RANELL BORDERS FAMILY LIMITED, AS RECORDED IN DOCUMENT NUMBER 2174197, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND SAID RAIL ROAD MANUFACTURED HOME PHASE 1 SUBDIVISION, CONTINUING TO A DISTANCE OF 845.00 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", PASS THE NORTH RIGHT OF WAY LINE OF SAID MONTE CRISTO ROAD (F.M. 1925), CONTINUING TO A TOTAL DISTANCE OF 916.76 FEET, TO A POINT ON THE COMMON LINE OF SAID LOT F, SANTA CRUZ RANCH SUBVISION, AND SAID LOT 4, BLOCK 244, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, AND THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED.
- THENCE, NORTH 81° 21' 29" WEST , ALONG THE COMMON LINE OF SAID LOT F, SANTA CRUZ RANCH SUBVISION, SAID LOT 4, BLOCK 244, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, AND SAID 20.77 ACRE TRACT OF LAND CONVEYED TO JOHN A. RIGNEY, A DISTANCE OF 400.25 FEET, TO THE POINT OF BEGINNING, CONTAINING 8.73 ACRE (380,454.33 SQUARE FEET) TRACT OF LAND, WITHIN THESE METES AND BOUNDS DESCRIPTION.

DATE OF PREPARATION: DECEMBER 2022

REGISTRATION # F-10602



200 S. 10TH ST. SUITE 1500.

TEL. (956) 702-8880 FAX: (956) 702-8883

JOHN RIGNEY ENGINEER: ALDO I. GARCIA, P.E. SURVEYOR: SAMUEL D. MALDONADO, RPLS

PRINCIPAL CONTACTS:

NAME

ADDRESS 5354 N. SEMINAR RD. 200 S. 10TH ST., SUITE 1500 200 S. 10TH ST., SUITE 1500

EDINBURG, TX 78541 McALLEN, TX 78501 McALLEN, TX 78501

(956) 638-6421 (956) 702-8880 (956) 702-8880

(956) 702-8883 (956) 702-8883

PHONE FAX CITY & ZIP

Planning & Zoning

415 West University Drive Edinburg, Texas 78539 (956) 388-8202



Subdivision Application

ENERGOV CASE # PLAT- 2022-0142

Date: December 12, 2022 Request Typ	e: Preliminary Plat				
1. Exact Name of Subdivision: <u>Ice House Subdivision</u>					
2. Property Owner: John Rigney	3. Developer: John Rigney				
4. Owner Phone: <u>(956)</u> 638-6421	5. Owner Email: <u>rigneylaw@aol.com</u>				
6. Owner Address: 5354 N. Seminar Rd. Edinburg, TX 78	541				
7. Current Zoning: CG - Commercial, General	8. Required Zoning CG - Commercial, General				
9. Legal Description: SANTA CRUZ RANCH E416'- W561'- S2178' BLK F 8.73AC GR					
·	10. Property ID: 277569				
11. Inside City Limits? Yes If "No," is in the	Comprehensive Development Area Rural Development Area				
12. Primary Consulting Firm: SAMES, Inc.	13. Phone: (956) 702-8880				
14. Consulting Firm Address: 200 S. 10th St., McAllen, TX 78501					
15. Consulting Firm Email(s): agarcia@samengineering-s	surveying.com				
16. Desired Land Use Option: Commercial					
	Commercial6 Industrial				
18. Proposed Wastewater Treatment: Sanitary Sew	ver OSSF (On-Site Sewage Facility)				
19. Electric Power and Light Company to Serve the Proposed	Subdivision: AEP (Central Power & Light)				
20. Irrigation District: Hidalgo County No. 1 Pot	able-water Retailer: City of Edinburg				
Owner of record, holding title to real estate within the proposed subdivision Trust) shall be submitted with application. All such owners are listed imm					
Name(s) (Print or Type) John A. Rigney	Mailing Address & Zip Code 5354 N. Seminar Rd. Edinburg, TX 78541				
Phone Number	Email				
(956) 638-6421 Have any of said owners designated agents to submit and re	rigneylaw@aol.com vise this plat application on their behalf?				
	tation to that effect, signed by each such owners me:				
The undersigned owners of record (or their authorized agents) hereby agree to make all the improvements, and to meet all the requirements and standards as specified in the City of Edinburg Code of Ordinances. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. The undersigned hereby declared that we have made a diligent effort to ensure that all items contained in this application (including all construction plans) are true and complete. Developer's requirement sheet must be completed, signed, and submitted with the application form.					
Signature Aldo I. Garcia, PE Digitally signed by Aldo I. Garcia, PE Date: 2022.12.12 15:43:42 -06'00'	Date 12/12/22				

Subdivision Application

ACKNOWLEDGEMENTS

Case # PLAT-2022-0142



OWNER

I acknowledge that the subdivision application is a process. During this process, my application is reviewed by multiple City departments and requires separate and distinct approval by each. I understand that approval by one department does NOT constitute approval by all departments and should not be construed as final approval, clearance, or notice to proceed. Furthermore, review of this application by City staff is dependent upon the accuracy of the information provided. Any information found to be lacking or incorrect may result in my application being delayed or denied. If any portion of my plan changes or must be modified, it is my responsibility to notify City staff as soon as is practicable, and I accept that these changes may result in reassessment, denial, or revocation of any approvals or permits received prior to that time.

ENCINEED	Owner/Agent Aldo I. García,	PE Date: 2022.12.12 15:44:00 -06'00'
ENGINEER I have read the information contained on the following Subdivision Plat requirements noted herein.		Digitally signed by Aldo I.
Subdivision Plat Fees	Project Engineer <u>Aldo I. García</u>	74, PE Garcia, PE Date: 2022.12.12 10:34:32 -06'00
SUBDIVISION NAME: Ice House Subdivision		
Administrative Fees (select all that apply)	A 050 00	Office Use Only
1. Preliminary Plat, \$ 250	\$ 250.00	12-13-22
2. Final Plat, \$ 200		
3. Minor Plat, \$ 250		
4. Amended Plat, \$ 250	•	
5. Re-Plat, \$ 250		
6. Vacating Plat, \$ 250		
7. Plat Review Fee (2 -5 Mile E.T.J.), \$ 250		
8. Site Plan Review, \$ 250		
9. Appeals or Variances, \$ 450	-	
10. Voluntary Annexation, \$ 100 Plus Publication Cost:		
11. Land-Clearing Permit, \$ 150		
12. Street Sign Installation, \$ 200	-	
13. Park Land Fees (Per Unit)		
Developer, \$ 300 # of Units:		
Builder, \$ 300 # of Units:		
E.T.J. Single Family, \$ 300		
E.T.J. Multifamily, \$ 300		
Variable (fill as appropriate)		
14. Administration and Inspection Fee, 2.0 %		
15. Construction Materials Testing Fee, 3.0%	(
16. Water Right Fees Per Acre, TBD	•	
TOTA	AL \$ 250.00	

Case # PLAT-2022-0142



Submission Requirements Checklist

<u>Preliminary Plat Requirements</u>	<u>Copies</u>	_Office Use Only_
1. Subdivision Plat, Utility (Layout Folded)	8	12-13-22
2. Digital File(s) (emailed, USB, CD, etc.)		12-12-22
3. Preliminary Drainage Report	2	12-13-22
4. 8 ½" X 11" Copies of Subdivision Plat & Utility Layer		12-13-22
5. Warranty Deed		12-13-22
6. Signed Application		12-13-22
Pre-Construction 1. Subdivision Plat and Construction Plans (utilities) 2. Engineer Cost Estimate		
3. Digital Construction Plans (emailed, USB, CD, etc. 4. SWPPP/CNOI (Required)		
Final Plat Requirements		
1. Mylar of Subdivision Plat	1	
2. Mylar As-Builts Construction Plans		
3. Digital Copy of As-Builts (emailed, USB, CD, etc.)	1	
4. Letter of Credit (If Applicable)	1	



PLANNING & ZONING DEPARTMENT

PLANNI	Inter-Gov ING & ZONING DEPA	142 RTMENT (956	_	BDIVISIO			LIMITS C	CHECK LIST	PRELIMINA Date :		OVAL PROCESS uary 6, 2023
Date Filed:	December 1	2, 2022	P&Z Preliminary:	Jan	uary 10, :	2023	P&Z Final:			City Council:	
Reviewed By:		ubd. Coor.	Staff Review : Staff / Engineer :	Dece Dece	mber 22 mber 29	, 2023 , 2023	1st Ex	me Line : 55 tension : 0 tension : 0	Days Days Days	Expires : Expires 1: Expires 2:	February 5, 2023
Director Director	of Planning & Zoning of Utilities of Public Works of Engineering		Jaime Acevedo, Plan Gerardo Carmona, F Vincent Romero Mardoqueo Hinojosa	P.E.		Email : Email :	gcarmo	do@cityofedir ona@cityofedir @cityofedinbu osa@cityofedi	nburg.com rg.com	City Office #: City Office #: City Office #:	(956) 388-8202 (956) 388-8212 (956) 388-8210 (956) 388-8211
	JOHN RI	GNEY, Owner		535	4 N. SEN	MINARY	ROAD, E	DINBURG, TX	Aldo I. G	Garcia, PE., Pro	oject Engineer
	ICE H	IOUSE SUI	BDIVISION					Consultant	: SAMES Engin	eering , Edinb	ourg, TX.
	DESC	CRIPTION		Provided	Need to Provide	Not Applicable	Need to Revise		СОМ	MENTS	
Subdivi	ision Process:				_						
Subdivis	ion Plat Submittal			٧							
Warranty	y Deed			٧							
Topogra	phy Survey			٧							
Drainage	e Report Submittal (As	Per City Drain	age Policy)	٧				Approved by H.0	C.D.D.#1	Date:	Pending Approval
Zoning:	City Limits - ETJ			٧							
Flood Zo	one			٧							
Prelimi	nary Submittals:										
Existing	& Proposed Water Dis	stribution Layou	ıt	٧				City of Edinburg	Water Suppy Dist	ribution System	n (CCN)
Water Di	istribution System Prov	vider:		٧				City of Edinburg	Water Suppy Dist	ribution System	n (CCN)
Existing	& Proposed Sewer Co	llection Layout			٧						
Sanitary	Sewer Collection Syst	tem Provider:			٧			City of Edinburg	Utility Department		
Existing	and Proposed Drainag	ge Layout Syste	em:	٧				Proposed Draina	age System onto H	I.C.D.D. #1	
Principal	Arterial Street Right-c	of-way Dedicati	on	٧				Street Section (E	Existing Original Pl	at Street Section	on -81-ft B-B)
Principal	Arterial Street Pavem	ent Section (75	5-ft ROW) (81-ft)	٧				In Accordance to	Standard Street I	Policy (Road)	
Variance	es Appeals Request: 2	2022			٧			Planning & 2	Zoning Meeting	Results	City Council Meeting
Street W	idening Improvements	s (FM 1925)			٧						
Street 5-	ft Sidewalk Improvement	ents (FM 1925))		٧						
					٧						
Constru	uction Plans Review	Submittals:	(See Se	ection 4	Constr	uction l	Plans Su	ıbmittals Polic	y, 2014 STAND	ARD POLICY	MANUAL)
Cover Sh	heet			٧							
Topogra	phy Sheet (Utilities, Be	ench Marks)		٧							
Sanitary	Sewer Improvements:	: On-Site & Off-	-Site	٧				City of Edinburg	Water Suppy Dist	ribution System	n (CCN)
Sanitary	Sewer Detail Sheets			٧				See Section 3 U	tility Policy, 2014	Standard Policy	/ Manual
Water Di	istribution Improvemer	nts: On-Site & 0	Off-Site	٧				City of Edinburg	Water Suppy Dist	ribution System	n (CCN)
Water Di	istribution Detail Sheet	t (Fire Hydrant	Assembly)	٧				See Section 3 U	tility Policy, 2014	Standard Policy	/ Manual
Drainage	e Improvements:			٧							
Drainage	e Detail Sheets			٧				See Section 1 D	rainage Policy, 20	14 Standard Po	olicy Manual
Principal	/Major Arterial Streets	Improvements	:	٧				See Section 2 S	treets Policy, 2014	Standard Poli	cy Manual
Street Si	ign Sheet:			٧							
Street De	etail Sheets			٧				See Section 2 S	treets Policy, 2014	Standard Poli	cy Manual
Street Li	ghting Sheet:			٧							
Traffic C	ontrol Plan:			٧							
Erosion	Control Plan			٧							
Erosion	Control Plan Detail Sh	eet		٧				See Storm Water	er Management, 20	14 Standard P	olicy Manual

ICE HOUSE SUBDIVISION Page 1 of 2

DESCRIPTION			Provided	Need to Provide	Not Applicable	Need to Revise				COMN	MENTS		
Pre-Construction Meeting:					•		•						
Notice To Proceed				٧			Dated:						
Roadway Open-Cut or Bore Permit Applicati	on			٧			Dated:						
TX-Dot Water UIR Permit					٧		UIR:						
TX-Dot Sewer UIR Permit					٧		UIR:						
N.O.I. Submittal				٧			Dated:						
SWPP Booklet Submittal				٧			Dated:						
RFI #1 Request				٧			Dated:						
Change Orders				٧			Dated:						
Final Walk Though				٧			Dated:						
Punch List - 1st Draft				٧			Dated:						
Punch List - Final				٧			Dated:						
Letter of Acceptance				٧			Dated:						
1-year Warranty (Water/Sewer/Paving/Drain	age)			٧			Dated:						
Backfill Testing Results	- J - /			٧			Dated:						
As-Built (Revised Original Submittal)				٧			Dated:						
Recording Process:													
Public Improvements with (Letter of Credit)				٧			Dated:				Expires:		
Recording Fees	\$	106.00		٧			As requ	uired by Co	ounty	Clerks office	 9		
Copy of H.C.D.D. #1 of invoice	\$	250.00		٧				•		ior to Final S			
Street Light Escrow	\$	-		٧				uired:		0	EA. @	\$	_
Street Escrow: (FM 2812 Road 81-ft. B-B)	\$	-		٧				uired:		0	LF @	\$	-
Sidewalk Escrow: (5-ft.)(FM 2812 Road)	\$			٧				uired:		0	LF @	\$	-
TOTAL OF ESCROWS	_											•	
Total Developer's Construction Cost: (Lette	r of Cred	dit)			٧		Date :				Lender:		
Laboratory Testing Fee: 3%	\$	-		٧			\$			-	ESTIMATE	D Construc	tion Cost
Inspection Fee: 2%	\$	-		٧			\$			-	ESTIMATE	D Construc	tion Cost
Park Land Fees: Zone # X	\$	-					0	Lots @	\$	-	Full rate with	nin the ETJ	
0 Residential \$ -	\$	-			٧		50%	Developm	ent		50%	Building	Stage
6 Commerical \$ -	\$	-			٧		50%	Developm	ent		50%	Building	Stage
Water Rights: NAWSC-CCN	\$	-			٧		0	.00	Acr	es		\$	3,000.00
Water 30-year Letter (Commercial)	\$	12,660.00		٧			6	Lots @	\$	2,110.00		COE-V	VATER-CCN
Water 30-year Letter (Multi-Family)	\$				٧		0	Lots @	\$	-		COE-V	VATER-CCN
Sewer 30-Year Letter Service (4")	\$	540.00		٧			6	Lots @	\$	90.00		COE-S	EWER-CCN
TOTAL OF FEES	: \$	13,200.00											
Reimbursements:													
Developer Sewer Improvements	\$	-			٧		Off-Site	System:		0.00	AC	\$	-
Developer Water Improvements	\$	-			٧		Off-Site	System		0.00	AC	\$	-
TOTAL OF REINBURSEMENTS	: \$	•											
Buyouts:				ı		ı	I						
North Alamo Water Supply Corporation	\$	-			٧			d Buyout		0.00	AC.	\$	-
Sharyland Water Supply Corporation					٧		Not App	olicable					
Tax Certificates				ı	1	ı							
County of Hidalgo / School District				٧									
Water District				٧			Hidalgo	County Irr	igatio	on District #	1		
Total of Escrows, Fees, Reimbursements and Buyouts:													
Escrows \$ -								or (Canton					
Material Testing Fee Inspection Fees, Other F \$ 13,200.00			,200.00						r 30-	year Agreem	ents		
Reimbursements - 2022 \$ -			-			to the De							
2022 City of Edinburg				0% Payable to the City of Edinburg for Administrative Fee									
2022 To the Developer of Record	\$		-	0%			•			ner / Develop			
Buyouts	\$		-						•		SWSC/NAW	SC Broads)	l
TOTAL	: \$	13	,200.00	Develop	er Total	Cost of F	ees, Esc	rows, Rein	nburs	sements & B	Buyouts		

ICE HOUSE SUBDIVISION Page 2 of 2



STAFF REPORT: SANTA CRUZ SECTION 1 PHASE V SUBDIVISION

Date Prepared: December 28, 2022 Planning and Zoning Meeting: January 10, 2023

Preliminary Plat Approval

Subject: Consider the Preliminary Plat approval of Santa Cruz Section 1, Phase V

Subdivision, being a 4.906 acre tract of land out of Lot 1, La Sienna Development Subdivision, located at 1891 Burns Boulevard, as requested by

Melden & Hunt, Inc.

Location: The property is located on the northeast side of Burns Boulevard Road (Dead

End), and within the City of Edinburg's City Limits.

Zoning: Property zoning is currently zoned as Agricultural District (AG), with

proposed Re-zoning to Residential, Multi-Family and Uban District.

Setbacks: UDC Setbacks for Commercial General (CG) District, Setbacks; Front 30-ft.,

Side 15-ft., and Rear 30-ft

Analysis: The Preliminary Plat development of 2 - Commerical lots.

Utilities: Propopsed Water Distribution and Sanitary Sewer Collection Systems, can

utilized and connect to existing water and sewer systems.

All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards

Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilities Department:

Preliminary Phase Submittal comments for this subdivision are included in the packet. As per Engineering, the plat shall be Preliminarily Approved until all comments have been addressed by the project engineer.



ENGINEERING DEPARTMENT

Preliminary Staff Review

January 6th, 2023

Mario Reyna, P.E.

Melden & Hunt Inc. 115 W. McIntyre Edinburg, TX 78541 (956) 381-0981

RE: SANTA CRUZ PHASE I SECTION V - PRELIMINARY REVIEW

Mr. Reyna,

Attached are the Preliminary Phase Submittal comments for Santa Cruz Phase I Section V Subdivision. Submittal is adequate as presented and recommended for preliminary approval.

Any questions feel free to contact us.

Thanks,

Digitally signed by Peter Hermida Date: 2023.01.06

Peter Hermida, P.E.

Email: phermida@cityofedinburg.com

415 W. University Drive Edinburg, Texas 78539

Cc:

Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, P.E., Engineer III, Roberto Hernandez, CFM, Engineer II, Abel Beltran, Planner I, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Jaime Acevedo, Director of Planning and Zoning, Rita Lee Guerrero, Management Analyst, Jaime Xavier Ayala, Planner II, Gerardo Carmona P.E., Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste

REFERENCES:

City of Edinburg – 2021 Standard Manual – Construction and Development Requirements; Unified Development Code; and if required a TX-Dot Permitting UIR permitting process.

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK







Preliminary Staff Review

January 3, 2023

Melden & Hunt Inc. 115 W McIntyre St Edinburg, TX 78541 (956) 381-0981

RE: PLAT-2022-0144

SANTA CRUZ SECTION 1 PHASE V

To Whom It May Concern:

After reviewing the above referenced plat, the following are the preliminary phase submittal comments:

- 1. Need to provide fire lane 15 feet wide in front of all the fire hydrants
- 2. Need to provide double face blue fire hydrant street markers
- 3. Need to show fire hydrants every 300 feet
- 4. Need to provide a turn around

If you have any questions, please feel free to contact me.

Sincerely,

Omar Garza Fire Marshal

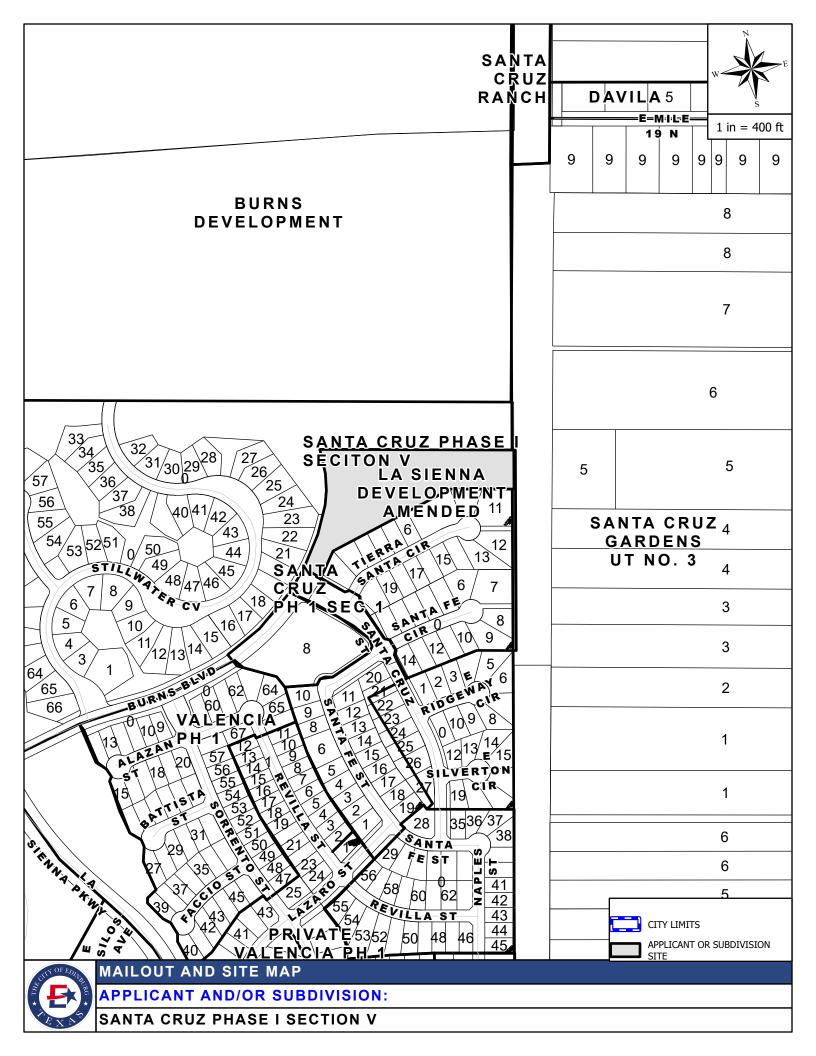
Email: <u>ogarza@cityofedinburg.com</u>

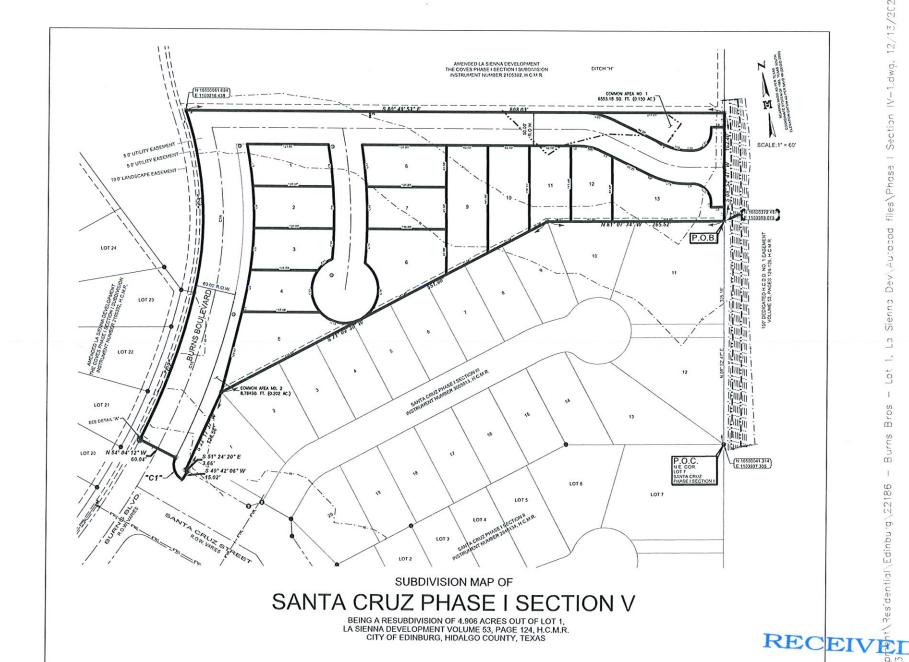
212 W. McIntyre St. Edinburg, TX 78539

References:

Unified Development Code and 2012 International Fire Code







Name:

Planning & Zoning

415 West University Drive Edinburg, Texas 78539 (956) 388-8202



Subdivision Application

ENERGOV CASE # PLAT - 2022 - 0144

Date: December 7, 2022 Request Typ	e: Preliminary Plat Final Plat						
1. Exact Name of Subdivision: SANTA CRUZ SECTION I P	PHASE V						
2. Property Owner: Burns Brothers, LTD	3. Developer: Same as owner						
4. Owner Phone: (956) 380-0006	5. Owner Email: todd@lasienna.com						
6. Owner Address: 4216 N. I69 C Edinburg, Texas 78542							
7. Current Zoning: RM - Residential, Multifamily & Urban	8. Required Zoning RM - Residential, Multifamily & Urban						
9. Legal Description: 4.906 acres out of Lot 1, La Sienna	Development						
	10. Property ID: 722366						
	Comprehensive Development Area Rural Development Area						
12. Primary Consulting Firm: Melden & Hunt, Inc.	13. Phone: (956) 381-0981						
14. Consulting Firm Address: 115 W. McIntyre Street Edinburg, Texas 78541							
15. Consulting Firm Email(s):mario@meldenandhunt.co	m/lydia@meldenandhunt.com						
16. Desired Land Use Option: Single Family							
17. Number of Lots: Single Family Multi-Family	/ Commercial Industrial						
18. Proposed Wastewater Treatment: 👱 Sanitary Sew	ver OSSF (On-Site Sewage Facility)						
19. Electric Power and Light Company to Serve the Proposed	Subdivision: Magic Valley Electric Co-op						
20. Irrigation District: Other: Pot	able-water Retailer: City of Edinburg						
Owner of record, holding title to real estate within the proposed subdivisi Trust) shall be submitted with application. All such owners are listed imm							
Name(s) (Print or Type) Burns Brothers, LTD	Mailing Address & Zip Code 4216 N. 169 C Edinburg, Texas 78542						
Phone Number	Email Fig. 169 C Edinburg, Texas 78542 FEETVET						
(956) 380-0006 Have any of said owners designated agents to submit and revise this plat application on their behalf?							
Yes No (If "Yes" attached duly notarized documentation to that effect, signed by each such owner.) Name:							
The undersigned owners of record (or their authorized agents) hereby agree to make all the improvements, and to meet all the requirements and standards as specified in the City of Edinburg Code of Ordinances. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. The undersigned hereby declared that we have made a diligent effort one on the complete of the c							
Signature	Date						



PLANNING & ZONING DEPARTMENT

Inter-Gov 144 SI PLANNING & ZONING DEPARTMENT (956) 388-8202			JBDIVISION WITHIN CITY LIMITS CH SUBDIVISION PROCESS					PREL Date :	LIMINARY APPROVAL January 6, 2023		
	into a zoninto bzi / intimiziti (000	,		0022.1				24.01		uary 0, 2020	
Date Filed:	December 7, 2022	P&Z Preliminary:	Jan	uary 10,	2023	P&Z Final:			City Council:		
Reviewed By:	Abel Beltran, Subd. Coor.	Staff Review : _ Staff / Engineer :	December 22, 2023 December 29, 2023		1st Ex	Time Line : 55 Day Day 1st Extension : 0 Day		Expires : Expires 1:	January 31, 2023		
abeltran@cityofedinburg.com			If Variances Requested		2nd Extension :0 Days		_ Days	Expires 2:			
Director Director	of Planning & Zoning of Utilities of Public Works of Engineering	Jaime Acevedo, Plar Gerardo Carmona, F Vincent Romero Mardoqueo Hinojosa	P.E.	PM	Email : Email : Email :	gcarmo layala(mhino	do@cityofedin ona@cityofedin @cityofedinbui josa@cityofedir	burg.com rg.com nburg.com	City Office #: City Office #: City Office #:	(956) 388-8202 (956) 388-8212 (956) 388-8210 (956) 388-8211	
	BURNS BROTHERS, LT	4216 N. 169C Ed			dinburg,			Reyna, P.E., Project Engineer			
S	ANTA CRUZ SECTION I, F	PHASE V SUBDI	VISIO	N			Consultant	: Melden & Hur	nt, Inc, Edinb	urg, TX.	
DESCRIPTION		Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS					
Subdiv	ision Process:										
Subdivis	ion Plat Submittal		٧								
Warranty	y Deed		٧								
Topogra	phy Survey		٧								
Drainage Report Submittal (As Per City Drainage Policy)			٧				Approved by H.C	C.D.D.#1	Date:	Pending Approval	
Zoning : City Limits - ETJ			٧								
Flood Zo	one		٧								
	nary Submittals:										
Existing & Proposed Water Distribution Layout			٧				City of Edinburg	Water Suppy Dist	ribution Systen	n (CCN)	
Water Distribution System Provider:			٧				City of Edinburg Water Suppy Distribution System (CCN)				
Existing & Proposed Sewer Collection Layout			٧				City of Edinburg Sanitary Sewer Collection System - (CCN)				
Sanitary Sewer Collection System Provider:			٧				City of Edinburg Sanitary Sewer Collection System - (CCN)				
Existing and Proposed Drainage Layout System:			٧				Proposed Drainage System onto H.C.D.D. # 1				
Principal Arterial Street Right-of-way Dedication			٧				Street Section (E	Existing Original Pl	at Street Section	on -64-ft B-B)	
Principal Arterial Street Pavement Section (100-ft ROW) (64-ft)			٧				In Accordance to Standard Street Policy (Road)				
Variances Appeals Request: 2022				٧			Planning & Z	oning Meeting	Results	City Council Meeting	
Street Widening Improvements (Burns Blvd)				٧							
Street 5-ft Sidewalk Improvements (Burns Blvd)				٧							
				٧							
Constru	uction Plans Review Submittals:	(See Se	ection 4	Constr	uction I	Plans Si	ubmittals Policy	y, 2014 STANDA	ARD POLICY	MANUAL)	
Cover S				٧							
	phy Sheet (Utilities, Bench Marks)			٧							
Sanitary Sewer Improvements: On-Site & Off-Site				٧			City of Edinburg	g Sewer Collection System (CCN)			
Sanitary Sewer Detail Sheets				٧				n 3 Utility Policy, 2014 Standard Policy Manual			
Water Distribution Improvements: On-Site & Off-Site				٧			City of Edinburg	dinburg Water Suppy Distribution System (CCN)			
Water Distribution Detail Sheet (Fire Hydrant Assembly)				٧			See Section 3 Ut	ee Section 3 Utility Policy, 2014 Standard Policy Manual			
Drainage Improvements:				٧							
Drainage Detail Sheets				٧				1 Drainage Policy, 2014 Standard Policy Manual			
Principal/Major Arterial Streets Improvements:				٧			See Section 2 Streets Policy, 2014 Standard Policy Manual				
Street Sign Sheet:				٧							
Street Detail Sheets				٧			See Section 2 St	treets Policy, 2014	Standard Poli	cy Manual	
Street Lighting Sheet:				٧							
Traffic C	control Plan:			٧							
Erosion Control Plan				٧							
Frosion Control Plan Detail Sheet				٧		1	See Storm Wate	r Management 20	14 Standard P	olicy Manual	

DESCRIPTION			Provided	Need to Provide	Not Applicable	Need to Revise			COMMENTS				
Pre-Construction Meeting:							•						
Notice To Proceed				٧			Dated:						
Roadway Open-Cut or Bore Permit Applicatio	n			٧			Dated:						
TX-Dot Water UIR Permit					v		UIR:						
TX-Dot Sewer UIR Permit					٧		UIR:						
N.O.I. Submittal				V			Dated:						
SWPP Booklet Submittal				V			Dated:						
RFI #1 Request				٧			Dated:						
Change Orders				٧			Dated:						
Final Walk Though				٧			Dated:						
Punch List - 1st Draft				٧			Dated:						
Punch List - Final				V			Dated:						
Letter of Acceptance				٧			Dated:						
1-year Warranty (Water/Sewer/Paving/Draina	ne)			٧			Dated:						
Backfill Testing Results	gc)			٧			Dated:						
As-Built (Revised Original Submittal)				٧			Dated:						
Recording Process:				-	ļ		Dates.						
Public Improvements with (Letter of Credit)				٧			Dated:				Expires:		
Recording Fees	\$	106.00		٧				ired by Co	nunty	Clerks offic			
Copy of H.C.D.D. #1 of invoice	\$	250.00		٧				•		ior to Final S			
Street Light Escrow	S	200.00		٧				uired:	aid pii	0	EA. @	\$	_
Street Escrow: (BURNS BLVD)	\$	_		٧				uired:		0	LF @	\$	_
Sidewalk Escrow: (5-ft.)(BURNS BLVD)	\$	-		٧				uired:		0	LF @	\$	_
TOTAL OF ESCROWS:	\$	-		<u> </u>			1100	luircu.			Li @	Ψ	
Total Developer's Construction Cost: (Letter					٧		Date :				Lender:		
Laboratory Testing Fee: 3%	\$	_		٧			\$				ESTIMATE) Construct	ion Cost
Inspection Fee: 2%	\$	_		V			\$				ESTIMATE		
Park Land Fees: Zone # 5	\$	_		1			0	Lots @	\$	_	Full rate with		
14 Residential \$ 300.00	\$	4,200.00		٧			50%	Developm			50%	Building S	Stage
0 Multi-Family \$ -	\$	-			٧			Developm			50%	Building S	_
Water Rights: COE-CCN	\$	14,718.00		٧				.91	Acre	es		\$	3,000.00
Water 30-year Letter (Commercial)	\$	-			٧		0	Lots @	\$	-		<u> </u>	-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Water 30-year Letter (Single-Family)	\$	4,550.00		٧			14	Lots @	\$	325.00		COE-WA	TER - CCN
Sewer 30-Year Letter Service (4")	\$	910.00		٧			14	Lots @	\$	65.00			WER - CCN
TOTAL OF FEES:	\$	24,378.00							•				
Reimbursements:	-												
Developer Sewer Improvements	\$	-			٧		Off-Site	e System:		0.00	AC	\$	-
Developer Water Improvements	\$	-			٧		Off-Site	e System		0.00	AC	\$	-
TOTAL OF REINBURSEMENTS:	\$	-											
Buyouts:													
North Alamo Water Supply Corporation	\$	-			٧			d Buyout		0.00	AC.	\$	-
Sharyland Water Supply Corporation	\$	-			٧		Require	d Buyout		0.00	AC.	\$	-
Tax Certificates					•								
County of Hidalgo / School District				٧									
Water District				٧			Hidalgo	County Irr	rigatio	on District #	1		
Total of Escrows, Fees, Reimbursements	and Buyo	outs:											
Escrows	\$		•					for (Cantor					
Material Testing Fee Inspection Fees, Other F		24	,378.00				-		r 30-y	ear Agreem	ents		
Reimbursements - 2022	\$		-				eveloper						
2022 City of Edinburg				0%						nistrative Fe			
2022 To the Developer of Record	\$		-	0%						ner / Develo			
Buyouts	\$		-						•		SWSC/NAW	SC Broads)	
TOTAL :	\$	24	,378.00	Develop	er Total	Cost of F	ees, Esc	rows, Reir	nburs	ements & E	Buyouts		



STAFF REPORT: WOODLANDS ESTATES SUBDIVISION

Date Prepared: December 20, 2022 Planning and Zoning Meeting: January 10, 2023

Final Plat

Subject: Consider the Final Plat approval of Woodlands Estates Subdivision, being a

31.12 acre tract of land out of Lot 14, Section 237 Texas-Mexican Railway Company Survey Subdivision, located at 1001 N. McColl Road, as requested

by Melden & Hunt, Inc. Engineers.

Location: The property is located on the north side of W. Schunior Road and west of S.

McColl Road (FM 2061), and is within the City of Edinburg's City Limits.

Zoning: Property zoning is currently Residential, Primary (RP), Single-Family

Residential District.

Setbacks: UDC Setbacks for Residential Primary (RP) District are as follows; Front 20

ft., Side 6 ft., and Rear 20 ft.

Analysis: The Final Plat is developed 90-lots residential lots averaging approximately

(10,250.00) square feet for a single-family residential lot development.

Utilities: Water Distribution System will be provided service by Sharyland Water

Supply Distribution System and Sanitary Sewer Collection System will be collected by City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the

approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilities Department:



WOODLAND ESTATES

GENERAL REQUIREMENTS FINDINGS:

- 1. Must comply with the Unified Development Code adopted in 2007 with Article 3- District and Bulk Standards for lot area, lot width, setbacks and block length as required by code.
- 2. General Plat Notes to indicate; flood zone designation, correct setbacks, finish floor elevation, SW3P Requirements, detention, sidewalk, utilities provider and other notes as required based on development.
- 3. In Accordance to Unified Development Code adopted in 2007, Article 8 Street, Utilities and Drainage and in City of Edinburg 2014 Standards Manual, with Street Right of way dedication as noted on Table 8.204.
- 4. In Accordance to Section 8.213 Sidewalks and Code of Ordinances Chapter 98 Sidewalks shall be five (5) foot for perimeter streets arterial, collector or higher classification.

FIRE DEPARTMENT FINDINGS:

- 1. The Fire Marshal's office requires fire hydrant be located on 600-feet intervals with blue buttons are placed at center of street and on the lane hydrant is located.
- 2. Must submit proposed street names prior to the Pre-construction process for approval.

ENGINEERING DEPARTMENT FINDINGS:

- 1. In Accordance to Section 8.218.A.B Engineering Standards Manual The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for streets, drainage, and other infrastructure within the City and its ETJ. New construction of streets, drainage systems, and other infrastructure shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.
- 2. A proposed designed drainage system based on a designed basin areas exhibit with an approved drainage outfall system.
- 3. Must attach the City of Edinburg Streets, Drainage, and erosion control details on the construction set of plans. (See Section 4 of the City of Edinburg 2014 Standards Manual)
- 4. Additional comments will be addressed at the review of the construction plans.

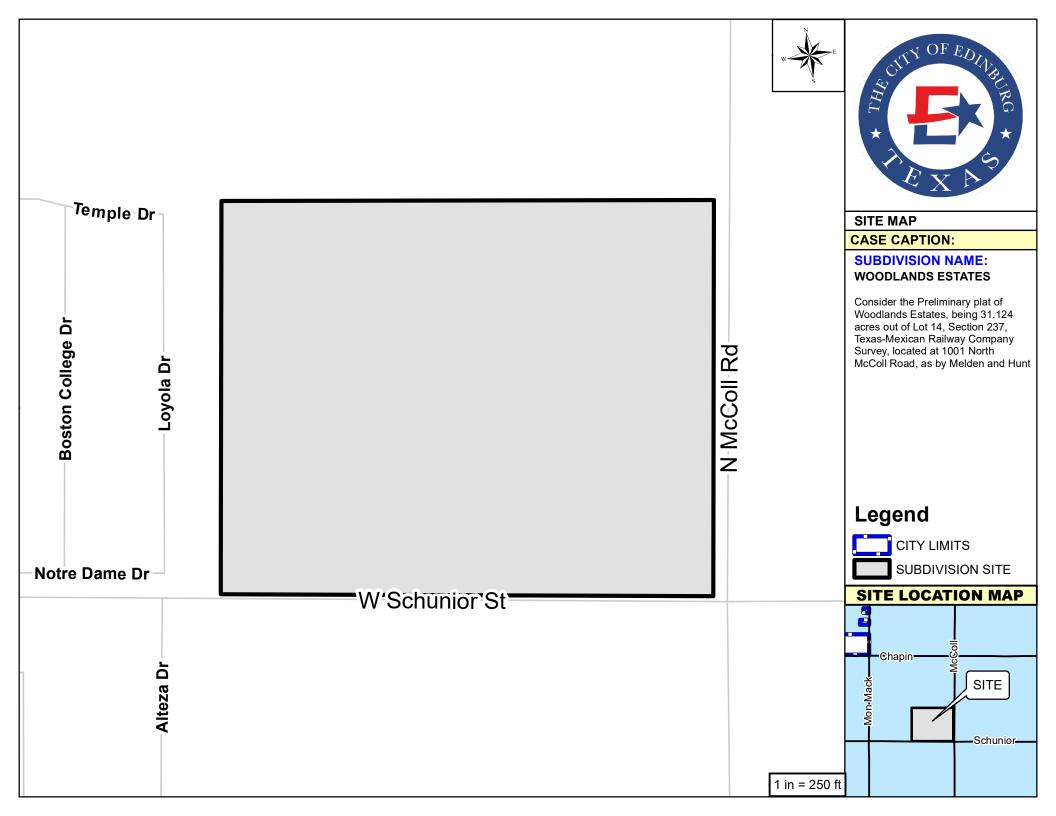
UTILITIES DEPARTMENT FINDINGS:

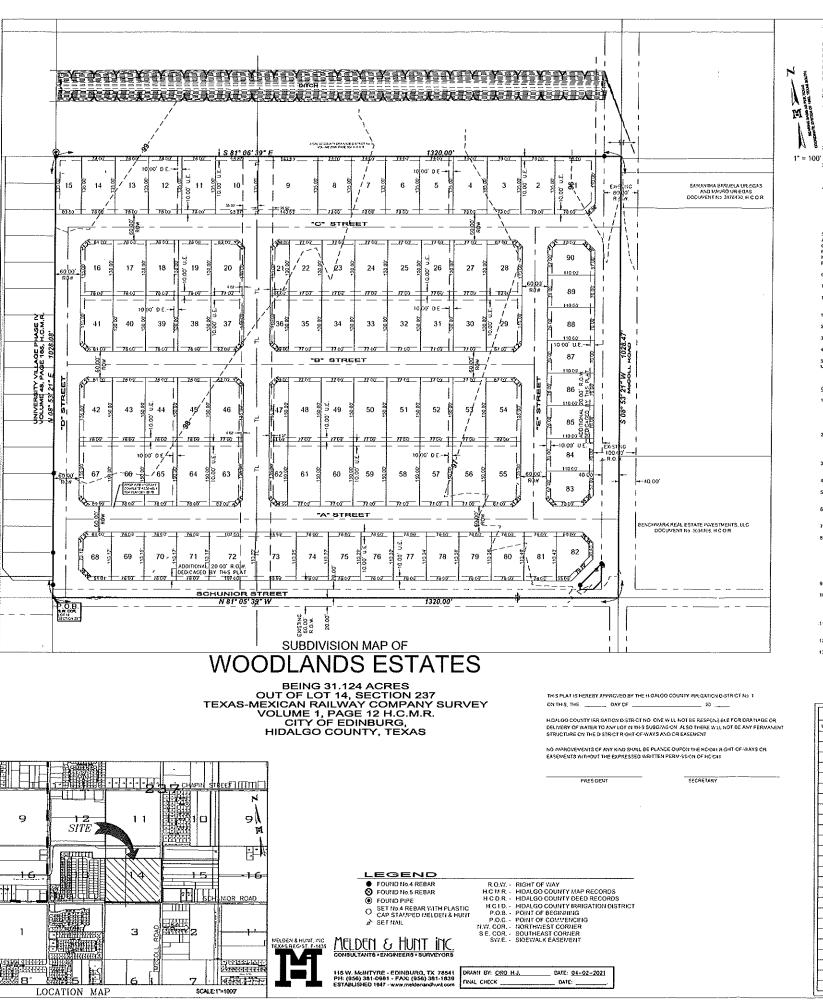
1. Water Supply Distribution will be addressed by Sharyland Water Supply Corporation. Sanitary Sewer Collection System will be addressed by City of Edinburg. Applicable Fees, SWSC is required (determined by SWSC), and Water Rights - \$3,000.00 / Acre (N/A), and to include 30-year water (\$0-Per Lot Transfer Fee), and sewer (\$65-Per Lot Service Agreement Fee).

Additional Comments provided:

Cc: Jamie Acevedo, Director of Planning & Zoning, Jaime X. Ayala, Planner II, Mardoqueo Hinojosa, P.E., Director of Engineering, Vince Romero, Director of Public Works, Gerardo Carmona, P.E., Director of Utilities, Arturo Martinez, Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste Management, Robert Valenzuela, Storm Water Specialist.







METES AND BOUNDS DESCRIPTION

BEGINNING AT A MAL FOUND ON THE SOUTHMEST CORNER OF SAID LOT 14, SECTION 237 FOR THE SOUTHMEST CORNER OF THIS HEREN DESCRIBED TRACT,

THENCE, N.G.Y. S.J. 21' E ALONG THE WEST LINE OF SAD LOT 11, SECTION 237, AND THE EAST LINE OF UNIVERSITY VALIAGE PHASE IM. ACCORDING TO THE PLAT THEREOF RECORDS IN VOLUME 45, PAGE 165, HIDLIGG COUNT MAP RECORDS, AT A DISTANCE OF 20'D FEET PASS AND A FREE AT A DISTANCE OF 30'D GRITCH AND A STREET, AT A DISTANCE OF 30'D GRITCH PASS AND A FREE PROJAD IN LINE, AT A DISTANCE OF 105'D FEET PASS AND A FREE PASS AND A

THENCE \$ 81° C5 33° E AT A DISTANCE OF 1,239 OFFEET PASSIA NO I A REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF MCCOAL ROAD, CONTINUING A TOTAL DISTANCE OF 1,329 OFFEET TO A MAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT,

3 THENGE'S 69153 211W ALONG THE EASTLINE OF END LOT 14, SECTION 237, AND WITHIN THE EXISTING RIGHT OF WAY OF MODOLL RODD. A DISTANCE OF 1,09347 FEET TO A NAIL SET ON THE SOUTHEAST CORNER OF SAID LOT 11, SECTION 237, FOR THE SOUTHEAST CONNERGE THE STRUET.

T RENCE, N 81' 65' 33' W ALONG THE SOUTH LINE OF SAG LOT 14, SECTION 237, AND WITHIN THE EXISTING RIGHT-OF-MAY LINE OF SOUND OR STREET, A DISTANCE OF 1330'00 FEET TO THE POINT OF BEDWIN OR AND CONTAINING 31 180 ACRES SAVE & EXCEPT A DISTANCE FRACT CONVENT MOVEMED TO STATE OF TEXAS BY VARIBLE OF A DEED RECORDED LANDER DOCUMENT MOVEMED 183332, HOLICO COUNTY OF FROM RECORDS, LEXANG 31 37 ACRE OF ADS. OF A CARE IS WITHIN THE EXISTING OFFICE WAS A CARE SOUND AND STREET, LEXANG A NET OF 23 S37 ACRES OF THAM, ORGE SOURCE WAS ADDRESSED AND MORE OR RESOURCE.

ENTER EXCEPT
A TRICT OF LAND CONTAINING 6/36 OF CNE ACRE SITUATED IN THE CITY OF EDINBURG, COUNTY OF HOM, GD. TEXAS, SEING A PARTY
OR PORTICK OUT OF LOT 14, SECTION 23). TEXAS VERVEN NAILWIN COMPANY S SURVEY, YOU WE T, PAGE 12; HOM, GO COUNTY DAVYED TO STATE OF TEXAS SO Y NATICE OF A DEED RECORDS. MICHOR TEXAS AND ADDITIONAL PROCESSES AND ADDITIONAL TRICTION OF THE OF A DEED ALGORITHM AND DOLUMENT NUMBER TEXAS HEADLED COUNTY OFFICIAL RECORDS, SAD 8 035 OF CNE ACRE ALSO SEING MORE PARTICULARLY DESCRISED AS FOLLOWS:

THENCE, SIBN 05-391E ALONG THE SOUTH LINE OF SANDLOT 14, A DISTANCE OF 1,260 41 FEET,

THENCE, N GS' S3, 21' 6 A DISTANCE OF 2000 FEET TO A NAW SET FOR THE SOUTHEAST CORNER AND POINT OF REGINNING OF THIS

THENCE, N 81° 65-39, WAID-STANCE OF 3D 42 FEET TO A NO IA REBARISET FOR THE SOUTHWEST CORNER OF THIS TRACT. 2. THENCE, NG3152 G41E AID STANCE OF 10 00 FEET TO AINO II REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT,

3. THENCE IN 53: 53: 52: FIA DISTANCE CE TO TREFFE TO A NO. 4 REPAR FOUND FOR THE KORTHEAST CORNER OF THIS TRACT

5. THENCE, S 53° 54, 21° WIA DISTANCE OF 27.69 FEET TO THE POINT OF REGINNING AND CONTAINING 0.005 OF ONE ACRE OF LAND, MORE OF LESS

GENERAL PLAT NOTES & RESTRICTIONS

- BULDING SETRINGS
 A ROOM YARDS SEDUCTINE SHILL BE THENTY HOFFEET ON EASEVENT ANCHEDER IS GREATER OF ALL CASES
 A ROOM YARDS SETRINGS ALMS ENALL BE THENDIFFEET OR EASEMENT INFORMER IS GREATER ON ALL CASES
 SECRETARD SETRINGS CANCEL SHILL BE NO FEET OR EASEMENT WHICH DEVER IS GREATER ON ALL CASES
 CONNERS OF YARD SETRINGS OF METERS OF THE ASEMENT WHICH CASES
 CONNERS OF YARD SETRINGS THEN (16) FEET OR EASEMENT WHICH CASES IN CONNERS OF YARD SETRINGS THEN (16) FEET

- 2 FLOOD ZONE 'N' (SHUDED) AREAS OF SONYEAR FLOOD, AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH CREATING THAN 1 SOUTARE WILE, AND AREAS PROTECTED BY LEYEES FROM 160 YEAR FLOOD COMMUNITY PANEL NUMBER 49333 0715 E MAP REVISED JUNE 6, 2007 REVISED TO REFLECT LOWN 143 YEAR 2011.
- MANAGE FACE FLOOR ELEVATION SHALL SE 18 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICH EVER IS GREATER
- 4 ZONE CLASS FICATION AUTO-URBAN RESIDENTIAL
- 5 A FIVE (5) FOOT SIDEGALK THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED FOR INTERIOR STREETS AT THE BUILDING FERMITISTAGE WITH A DIA RAMPS
- 6 NO PERMANENT STRUCTURES SHALL BE ALLONED WITHIN UTALITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LIGES
- 7 ALL INTERIOR LOT CORNERS WILL HAVE A NO 4 REBAR SET WITH PLASTIC CAP STAMPED MELCEN & HUNT, INC.

- OFFERSECTION OF NOSSELL RODD MINI SUBARROOD, POYTHING 432 CONTROL IS BY USGS ELEV #91-94, IN 1644370 1820 A (164039) 1830 A (1
- 9 ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (\$A3P) REQUIREMENTS

- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NOT AND HIDALGO COUNTY DRAINAGE REQUIREMENTS. THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 27/30 CF OF 139 AC FT) OF STORM WATER RUNGER, DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPANIED AS STATED IN THE DRAINAGE REPORT
- 11 S FOOT S DEWALK ALONG THE WEST SIDE OF MICOLL ROAD AND THE HORTH SIDE OF SCHUNICA ROAD BY DEVELOPER DURING CONSTRUCTION WITH A DIA RAMPS
- 12 LOTS 63 DIGULAZ SHALL HAVE NO ACCESS FROM SCHINLOG ROAD LOTS 1, 22 DIGULAD SHALL HAVE NO ACCESS FROM MICOLLINGAD
- 13. The Sudovasion wall be utilizing skared duvysters located adiacent between lots, the pespony balty wall be distributed for comparable by the postage that bot social days ser by expected by the postage the days for comparable by the postage that bot social balt bot social by the postage the parable to be processed by the postage that bot social balt by the postage that bot social balt by the postage that by the postage shell designate according to flan designation of service locations so the owner/fesioents know which environouse is There owner/residents shall use there designated enclosures only.

Lo	t Area Ta	tie			Lo	ot Area Ta	tie		Lo	Lot Area Table		
tol#	SQ.FT.	Area	1	-	Let#	SO, FT,	Area		Lot#	SQ.FT.	A	
1	12512 50	0 287	1		20	10009 99	0.230		51	1155001	0	
2	10865 00	0 245	1	i	27	10009 99	0.230		52	1155001	0	
3	10655 00	0 245	1		28	10547 43	0.515		53	1155901	o	
4	10665 00	0 245	1		23	10547.53	0 242	1	54	12187 51	0	
5	10665 60	0 245	1		33	10009 59	0 230		55	12187 51	0	
8	10565 00	0.245	1		31	10009 99	0 230		56	11559 03	В	
1	10565 00	0 245			32	10010 63	0.230		57	11550 05	0	
8	10555 00	0.245	1		33	10009 59	0 230		58	F1550 C6	0	
g	16935 57	0 435	1		34	10009.93	0 230	-	59	F1550 G3	o	
10	13345 93	0 336	1		35	10009 99	0 230		60	11550 69	0	
11	10530-00	0 242	1		28	5507 02	0 123		61	11550 11	ō	
12	10530 00	0 242	1		37	5-837-87	0 227		62	6456 82	o	
13	10530 (0	0 242	1		38	9379 99	0.227		63	11437.45	0	
14	10529 75	0 242	1		33	9379 99	0 227		E4	1140001	0	
15	8157 75	0 153	1		4)	9373 93	0 227		65	F1400 01	0	
16	9767 60	0 224	1	Ì	41	9767 33	0 224		€5	1140001	0	
17	9319 59	0 227	1		42	11287 (4)	0 259		67	11288 73	0	
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Lot Area Table

Lot# SQ.FT, Area

78 6511 12 0 193

STATE OF TEXAS

COUNTY OF HOLIGO

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7	m atom	SOUTHWECKUR	
C	ALGO CO	INTY, TEXAS	

COMMITCE TOULDS.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED <u>LLOYDIM SOUTHMEDX</u>, IN NIOMN TO ME TO BE THE PERSON INDOSE NIVE IS SUSSORISED TO THE FOREION-IS INSTRUMENT, AND ACCOMMEDDED TO WE THAT THE EXECUTED THE SAVE FOR THE UNPROSES AND GOAS GERATIONS THERE IN

GIVEN LAIDER MY HAND AND SEAL OF OFF	CETHS BAY	QF	20
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS MY COUNTAIS ON EXPIRES	;		

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO AI REYNA, A LICENSED PROFESS CNAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEER NO CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

DATED THIS THE	DAY OF	20

MAR-O A REYNA, PROFESS-CHIAL ENGINEER No. 147363 STATE OF TEXAS

DATE PREPARED 04/92/21 ENG/SER/NG JCB#21091 (4)



STATE OF TEXAS COUNTY OF HIDALGO

I, FRED L KURRIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HERSEY CERTIFY THAT THIS FAIL IS TRUE AND CORRECTLY MADE FACULAN SATUAL SURVEY MADE ON THE GOOLNO OF THE PROFERITY LEGALLY DESCRIPED HERCIN, AND THAT THERE ARE NO APPRAESIT O SOCREPANCES, CONSULTS, OVERLAPPING OF INPROVEDITIS, VISIBLE SITUATIY LIKES OR ROADS IN PRACE, EXCEPT AS SHOWN OF THE ACCOUNTAGE PLATA PLATE, EXCEPT IN SHOUND HIS ACCOUNTAGE PLATA PLATE, EXCEPT IN CONJUSTICES SHOWN THEREON WERE PROPERLY PRACED LINDER MY SUPERVISION OF ACCOUNTAGE WITH THE SUBDIVISION REQUILITIES OF THE CITY OF MISSION, TEXAS

DATED THIS THE	DAY OF	20

FRED LIKURTH, PROFESS ONAL LAND SURVEYOR NO 475/ STATE OF TEXAS

DATE SURVEYED 03/04/2019 T-1031, PG 55:58 SURVEY JOB# 19926 08



HBALGO COUNTY DRAINAGE D-STRICT NO I

HOMEO COUNTY DRAINGE DISTRICT NO 1 HEREBY CERTIFIES THAT THE ORANIGE PLANS FOR THIS SUBDIVISION COUNTY WHITH THE DINAWAY STANDARDS OF THE DISTRICT ADDITED UNDER TEXAS OF THE DISTRICT ADDITED UNDER TEXAS OF THE DISTRICT ADDITED UNDER TEXAS OF THE DISTRICT ADDITED AND THE DISTRICT ADDITED AND THE DISTRICT ADDITED AND THE DISTRICT ADDITED AND THE DISTRICT ADDITED AND THE DISTRICT AND THE SECONDARY OF THE DISTRICT AND THE SECONDARY OF DATE OF THE DISTRICT AND THE SECONDARY OF DATE OF THE DISTRICT AND THE SECONDARY OF DATE OF THE DISTRICT AND THE SECONDARY OF DATE OF THE DISTRICT AND THE SECONDARY OF DATE OF THE DISTRICT AND THE SECONDARY OF DATE OF THE DISTRICT AND THE SECONDARY OF DATE OF THE DISTRICT AND THE SECONDARY OF DATE OF THE DISTRICT AND THE SECONDARY OF THE DISTRICT AND THE SECONDARY OF THE DISTRICT AND THE SECONDARY OF THE DISTRICT AND THE SECONDARY OF THE DISTRICT AND THE SECONDARY OF THE DISTRICT AND THE SECONDARY OF THE DISTRICT AND

IAUL E SEŜN, P.E SENERAL MANAGE			DATE	Western 11 months	
EREBY CERTIFY T	HAT THIS SUBDIVI	SON PLAT KNOWN	AS WOODLANDS	ASSIGN OF THE CITY OF ESTATES CONFOR LBY APPROVAL IS REC	93 TO A
NO HAS BEEN APP	PROVED FOR RECO	CRONG ON THE_	DAY CF	20	
HARFERSON PLA	MNNG ANG ZONA	G CCMM-55 ON			

i, the unders gived, mayor of the city of edinguag, hereby certify that this subdivis on plat Conforms to all requirements of the subdivis on regulations of this city wherein my appri

PAYOR CITY OF ED NEURG	DATE
CITY SECCETABLY	DATE



FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

AM/PM INSTRUMENT NUMBER OF THE MAP RECORDS OF THE MAP RECORDS OF THE COUNTY, TEXAS



PLANNING & ZONING DEPARTMENT

PLANNING	G & ZONING DEPAF	RTMENT (95		BDIVISI			LIMITS (CHECK LIST	Date :		MINARY STAGE May 4, 2021
Date Filed: _	April 5, 20)21	P&Z Preliminary:	М	ay 11, 20	21	P&Z Final:			City Council:	
Reviewed By:	Abel Beltran, Su		Staff Review : Staff / Engineer :		oril 22, 20 oril 29, 20		1st Ex	me Line :3 tension :	0 Days 0 Days 0 Days	Expires : Expires 1: Expires 2:	
Director of Director of Dircetor of	Planning & Zoning : Utilities Public Works	umburg.c	Kimberly A. Mendoza Gerardo Carmona, F Vincent Romero	P.E.	·DM	Email : Email :	kmend gcarmo	losa@cityo ona@cityo @cityofedir	fedinburg.com fedinburg.com nburg.com	City Office #: City Office #: City Office #: City Office #:	(956) 388-8212 (956) 388-8210
	Engineering	Lloyd M	Mardoqueo Hinojosa	I, F.E., C					fedinburg.com	•	
	owner:		Southweck, Jr. ES SUBDIVISION	\1	П	ildalgo C	ounty, Te		t : Melden & Hun		Project Engineer
	WOODLAN	DESTAI	E3 30BDIVISIOI			a)	1	Consultan	t. Meiden & Hun	i, Engineers,	IIIC.
	DESC	RIPTION		Provided	Need to Provide	Not Applicable	Need to Revise		COI	MMENTS	
Subdivisi	on Process:										
Subdivision	n Plat Submittal			٧							
Warranty D	eed			٧							
Topograph	y Survey			٧							
Drainage R	Report Submittal (As	Per City Drai	inage Policy)	٧				Approved by	/ H.C.D.D.#1	Date:	Pending Approval
Zoning : Ci	ty Limits - Commerci	al General	-	٧							
Flood Zone)			٧				Zone "X" (S	shaded)		
Prelimina	ry Submittals:							·	·		
Existing &	Proposed Water Dist	ribution Layo	out	٧				Sharyland V	Vater Supply Corpora	tion - Distributio	n System
Water Distr	ribution System Prov	ider:		٧				Sharyland V	Vater Supply Corpora	tion - Distributio	n System
Existing &	Proposed Sewer Col	lection Layo	ut	٧				City of Edinb	ourg Sanitary Sewer	Collection Syste	em
Sanitary Se	ewer Collection Syste	em Provider:		٧				City of Edinb	ourg Sanitary Sewer	Collection Syste	em
Existing an	d Proposed Drainage	e Layout Sys	stem:	٧				Private Drai	nage System onto H.	C.D.D. #1	
MPO Colle	ctor / Arterial Right-o	f-way Dedica	ation	٧				Proposed P	rivate Streets		
Minor / Maj	or Collector Street pa	avement Sed	ction	٧				In Accordan	ce to Standard Stree	t Policy	
Variances A	Appeals Request:				٧			Planning	& Zoning Meeting	Results	City Council Meeting
Street Wid	ening Improvements	i									
Street 5-ft	Sidewalk Improvement	ents									
	mprovements	Submittale	(Soo So	ction 4	Constr	uction	Plane Si	ıhmittals P	olicy, 2014 STANI	DARD POLICY	/ ΜΔΝΙΙΔΙ \
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	y Sheet (Utilities, Be	noh Marke)			√						
	ewer Improvements:		ff Cito		V			City of Edin	ourg Sanitary Sewer	Standard Policy	'c
	ewer Improvements.	OII-Sile & O	II-OILE		V			_	3 Utility Policy, 2014	•	
	ribution Improvement	to: On Sita 8	Off Sito		V				ourg Water Supply St		
	ribution Detail Sheet	is. On-one a	: OII-Site		V				3 Utility Policy, 2014		
	nprovements:				V			See Section	3 Offility 1 Officy, 2014	- Standard i Oild	y Manuai
	etail Sheets				٧ ٧			See Section	1 Drainage Policy, 2	01/1 Standard F	Policy Manual
	r Collector Streets In	nnrovemente	,		V				2 Streets Policy, 20		•
Street Sign		nprovements	·.		V			066 060110H	2 Offeeto Folloy, 20	i - Otaliualu Mul	ioy ivianuai
Street Deta					V			See Section	2 Streets Policy, 20	14 Standard Dol	icy Manual
Street Ligh					V √			366 36000U	2 Olicela Fullcy, 20	17 Statiualu POI	ioy ivianuai
Traffic Con	-				V	٧					
Erosion Co					٧	_ v					
	ntrol Plan Detail She	not .			\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			See Storm I	Vater Management 1	2014 Standard I	Policy Manual

Woodlands Estates Subdivision Page 1 of 2

DE	ESCRIPT	ΓΙΟΝ			Provided	Need to Provide	Not Applicable	Need to Revise				COMN	MENTS		
Pre-Construction Meeting:															
Notice To Proceed						٧			Dated:						
Roadway Open-Cut or Bore	Permit /	Application	1			٧			Dated:						
TX-Dot Water UIR Permit						٧			(Only if	making a	conn	ection onto F	M 2061)		
TX-Dot Sewer UIR Permit						٧			(Only if	making a	conn	ection on FM	2061)		
N.O.I. Submittal						٧			Dated:				,		
SWPP Booklet Submittal						٧			Dated:						
RFI #1 Request						٧			Dated:						
Change Orders						٧			Dated:						
Final Walk Though						٧			Dated:						
Punch List						٧			Dated:						
Punch List (Completed and	Approve	ed)				٧			Dated:						
Letter of Acceptance		,				٧			Dated:						
1-year Warranty (Water/Sev	wer/Pavir	ng/Draina	ge)			٧			Dated:						
Backfill Testing Results		-				٧			Dated:						
As-Builts (Revised Original	Submitta	al)				٧			Dated:						
Recording Process:		,				•			•						
Public Improvements with (I	Letter of	Credit)				٧			Dated:				Expires:		
Recording Fees		,	\$	106.00		٧			As requ	uired by Co	ounty	Clerks office			
Copy of H.C.D.D. #1 of invo	ice					٧						ior to Final S			
Street Light Escrow			\$	-		٧				uired:		0	EA. @	\$	-
Fire Hydrant Escrow			\$	-		٧			Red	uired:		0	EA. @	\$	-
Street/Sidewalk Escrow (Sc	hunior/ N	/IcColl	\$	48,550.00		٧			Red	uired:		1942	LF @	\$	25.00
TOTAL	OF ES	CROWS:	\$	48,550.00									<u> </u>		
Total Developer's Construc	tion Cos	t: (Letter c	of Cre	dit)					Date :				Lender:		
Laboratory Testing Fee:	3	3%	\$	-		٧			\$			-	Estimated (Construction C	ost
Inspection Fee:	2	2%	\$	-		٧			\$			-	Final Const	ruction Cost	
Park Land Fees: ETJ	\$	-	Per	Unit 0			٧								
0 Residential	\$	300.00	\$	-		٧			0%	Developm	ent		0%	Building Sta	ige
90 Multi-Family	\$	600.00	\$	54,000.00					50%	Developm	ent		50%	Building Sta	ige
Water Rights:	SWSC	C - CCN	\$	-			٧		17	.249		Acres		\$	-
Water 30-year Letter (Resid	lential)		\$	•			٧		0	Lots @	\$	-		SWSC WA	TER-CCN
Water 30-year Letter (Multi-	Family)		\$	450.00		٧			90	Lots @	\$	5.00		SWSC WA	TER-CCN
Sewer 30-year Letter		- CCN	\$	5,850.00		٧			90	Lots @	\$	65.00		COE SEW	ER-CCN
Т	OTAL O	F FEES:	\$	59,850.00											
Reimbursements:															
Developer Sewer Improvem			\$	-			٧			System:		0.00	AC	\$	-
Developer Water Improvem			\$	-			٧		Off-Site	System		0.00	AC	\$	-
TOTAL OF REIN	IBURSE	MENTS:	\$	•											
Buyouts:						1		I	Ι						
North Alamo Water Supply	•		\$	•			٧			d Buyout		0.00	AC.	\$	-
Sharyland Water Supply Co	rporation	1					٧		Not App	licable					
Tax Certificates	D.							I	ı						
County of Hidalgo / School	District					٧ .			10.1.1	• • •		5			
Water District						٧			Hidalgo	County Irr	igatio	on District # 2	<u> </u>		
Total of Escrows, Fees, R	keimburs	sements a		-	FFA	l o	2.0::								
Escrows			\$,550.00					or ? Road		// / F: : :			
Inspections other Fees			\$	59	,850.00							/Water Right		D "	
Reimbursements			\$		-				•			No Reimbu		Record)	
City of Edinburg	(D		\$		•	15%						nistrative Fe			
To the Developer	of Recor	rd	\$		-	85%						ner / Develor			
Buyouts	ı		\$		-					<u> </u>	•	al rate from I		ad)	
		TOTAL:	\$	108	,400.00	Develop	er Total	Cost of F	ees, Esc	rows, Reir	nburs	sements & B	Buyouts		

Woodlands Estates Subdivision Page 2 of 2



STAFF REPORT: S.H. MOUNT SUBDIVISION

Date Prepared: December 29, 2022 Planning and Zoning Meeting: January 10, 2023

Final Plat

Subject: Consider the Final Plat approval of S.H. Mount Subdivision being a 8.740

acres tract of land out of Lot 18 Kelly-Pharr Subdivision, Located on the North side of Wisconsin Road West of I 69-C, as requested by Melden & Hunt, Inc.

Location: The property is located on the east side of E. Depot Road and south of Chapin

Road, within the City of Edinburg's City Limits.

Zoning: Property zoning is currently Auto-Urban Residential (AU) District with (Rev.

2021) to Residential Primary (RP), Single-Family District.

Setbacks: UDC 2022 Setbacks for Residential Primary (RP) District are as follows;

Front 20 ft., Side 6 ft., and Rear 20 ft.

Analysis: The Final Plat is developed 16-lots residential lots averaging approximately

(7,250.00) square feet for a single-family residential lot development.

Utilities: Water Distribution System will be provided service by a North Alamo Water

Supply Distribution System and Sanitary Sewer Collection System will be collected by City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the

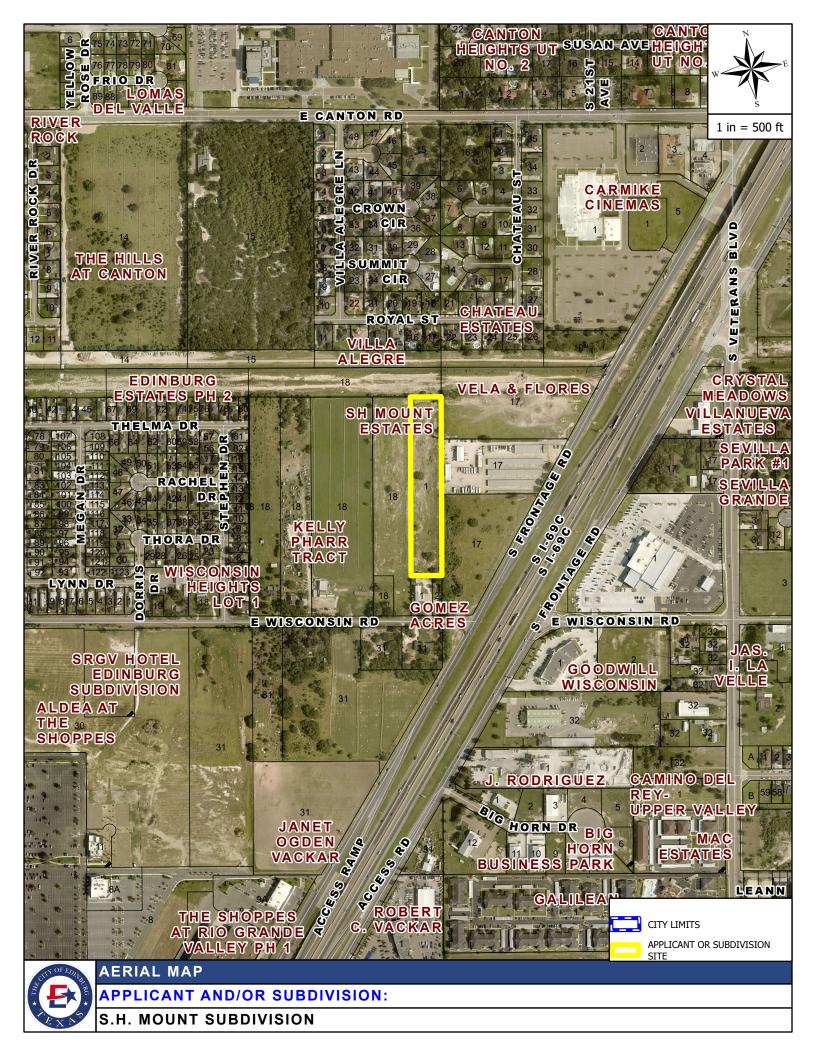
approved 2021 Standards Manual.

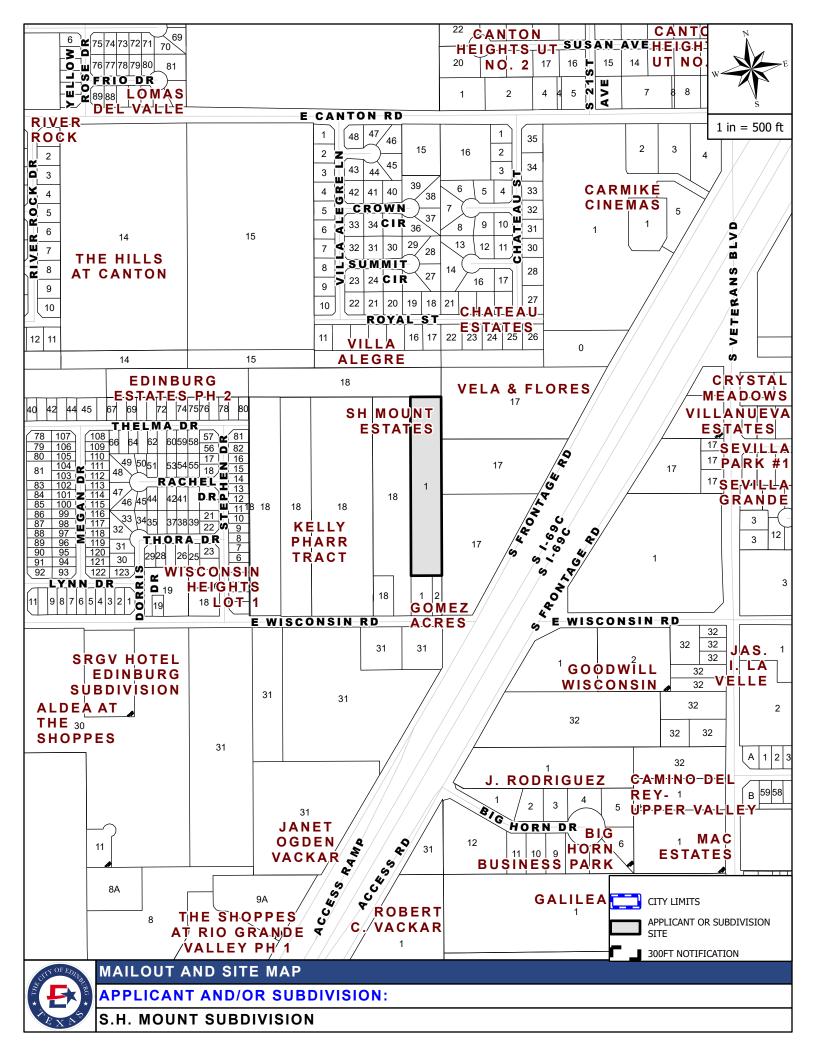
Recommendations:

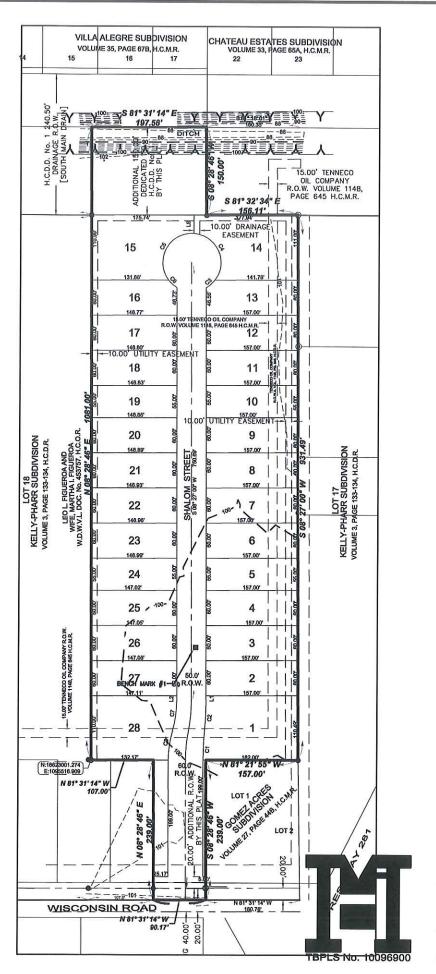
City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilities Department:







SUBDIVISION MAP OF

SH MOUNT ESTATES

BEING 8.740 ACRES
OUT OF LOT 18
KELLY-PHARR SUBDIVISION
VOLUME 3, PAGES 133-134 H.C.D.R.
AND A PORTION OF LOTS 1 AND 2
GOMEZ ACRES SUBDIVISION
VOLUME 27, PAGE 44B H.C.M.R.
HIDALGO COUNTY, TEXAS



PROJECT LEGEND

- FND. No.4 REBAR
- FND. PIPE
- O SET No.4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- FND, CONC. MONUMENT

CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541 PH: (956) 381-0981 - FAX: (956) 381-1839 ESTABLISHED 1947 - www.meldenandhunt.com



STAFF REPORT: RUSSELL VILLAGE SUBDIVISION

Date Prepared: January 3, 2023 Planning and Zoning Meeting: January 10, 2023

Final Plat

Subject: Consider the **Final** Plat approval of RUSSELL VILLAGE Subdivision, being

a 16.475-acre tract of land out of Lot 16, Section 239, Texas-Mexican Railway Subdivision, located at 1900 East Depot Road, as requested by Melden &

Hunt, Inc Engineering.

Location: The property is located on the north side of Russell Road and east of Sugar

Road, within the City of Edinburg's City Limits.

Zoning: Property zoning is currently Auto-Urban Residential (AU) District with (Rev.

2021) to Residential Primary (RP), Single-Family District.

Setbacks: UDC 2022 Setbacks for Residential Primary (RP) District are as follows;

Front 20 ft., Side 6 ft., and Rear 20 ft.

Analysis: The Final Plat is developed 77-lots residential lots averaging approximately

(6,815.00) square feet for a single-family residential lot development.

Utilities: Water Distribution System and Sanitary Sewer Collection System will be

provided by the City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance

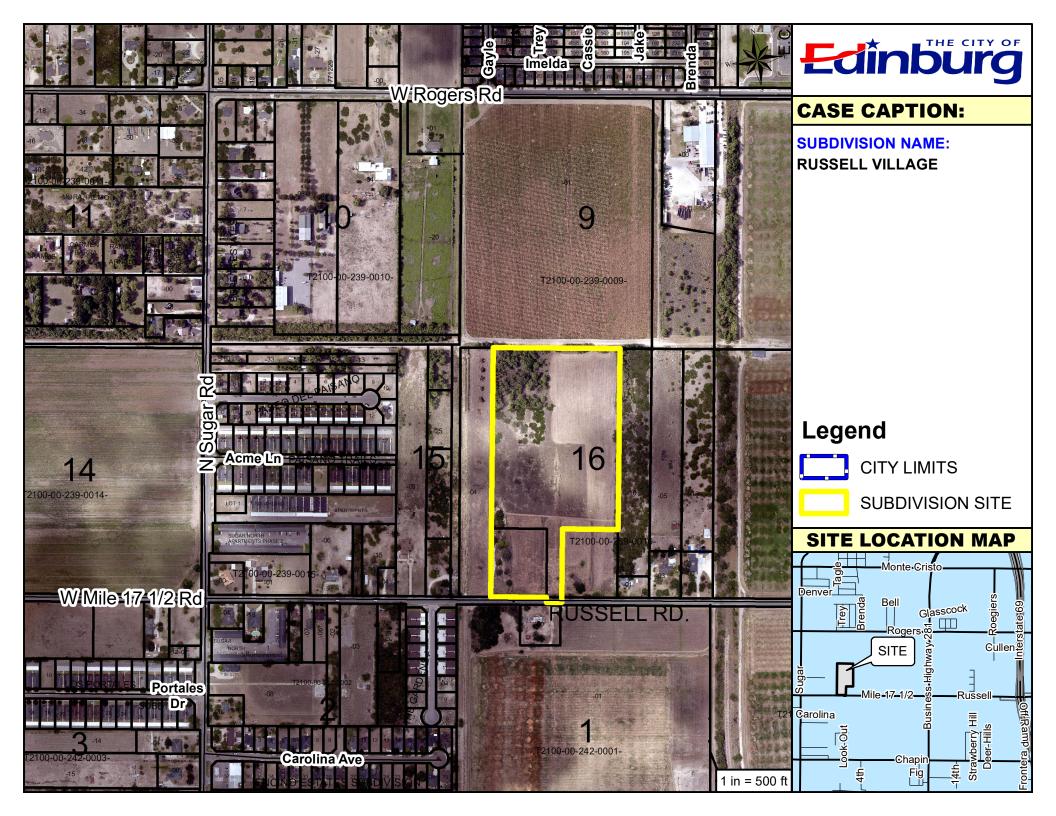
with the approved 2021 Standards Manual.

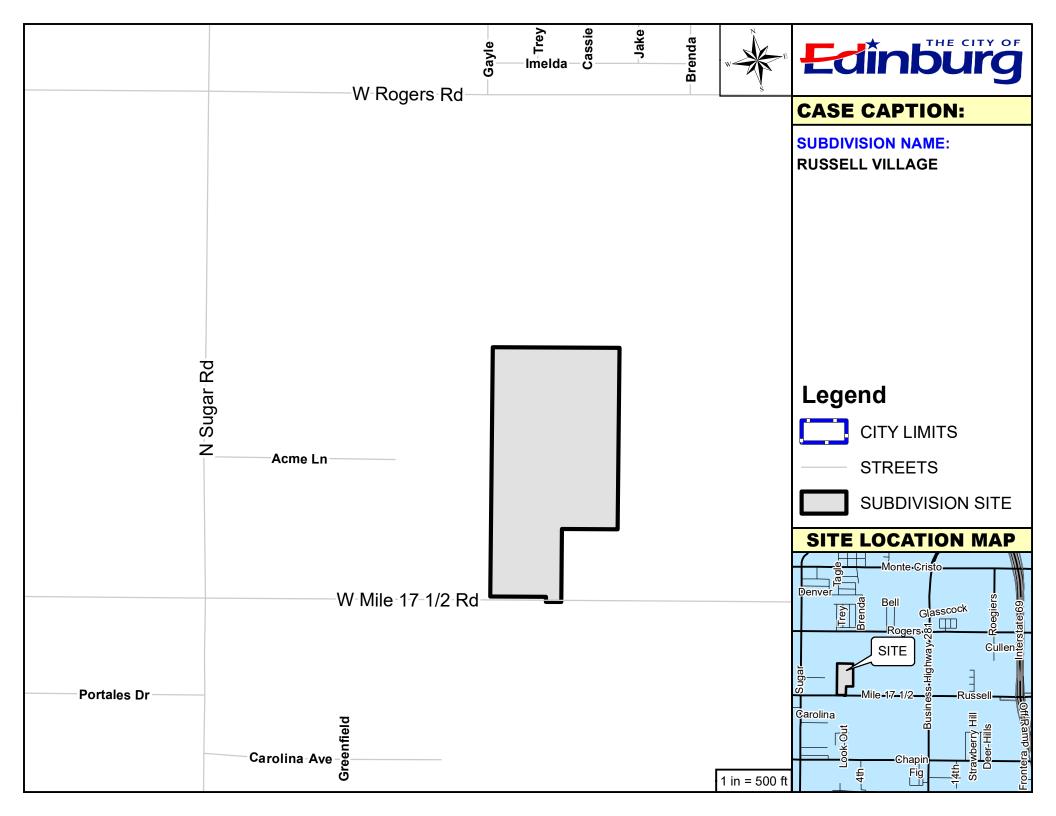
Recommendations:

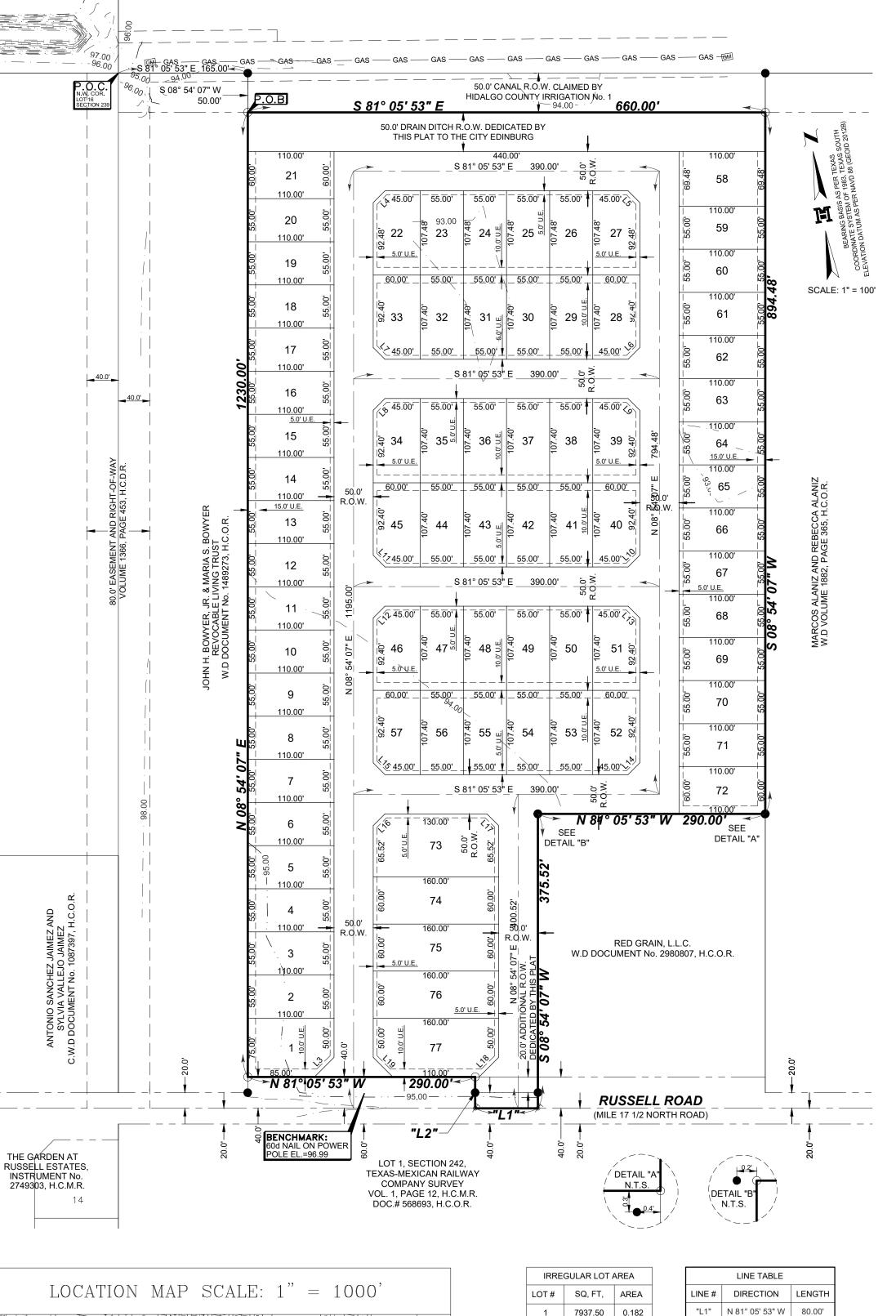
City of Edinburg Planning & Zoning Department:

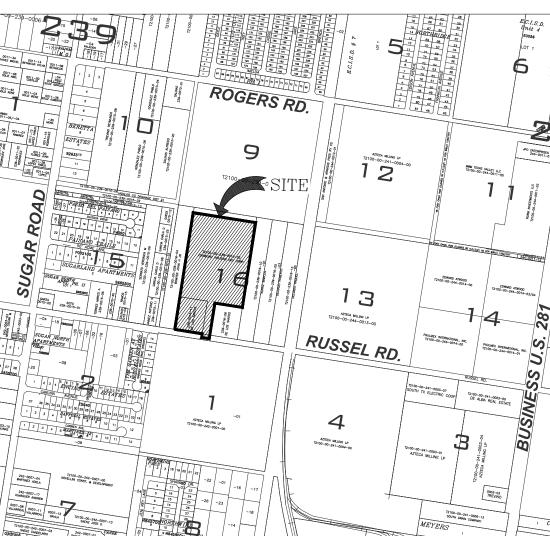
Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilities Department:









IRRE	GULAR LOT	AREA
LOT#	SQ, FT,	AREA
1	7937.50	0.182
22	6336.30	0.145
27	6336.30	0.145
28	6331.50	0.145
33	6331.50	0.145
34	6331.50	0.145
39	6331.50	0.145
40	6331.50	0.145
45	6331.50	0.145
46	6331.50	0.145
51	6331.50	0.145
52	6331.50	0.145
57	6331.50	0.145
73	12658.20	0.291
77	11375.00	0.261
		•

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839

ESTABLISHED 1947 - www.meldenandhunt.com

L19 N 36° 05' 53" W 35.36'

DRAWN BY: EM DATE: 02-28-20. IRRIGATION, CHECKED DATE: ... SURVEYED, CHECKED DATE: ... FINAL CHECK DATE: ...

RUSSELL VILLAGE SUBDIVISION

BEING A RESUBDIVISION 16.476 ACRES OUT OF LOT 16, SECTION 239

TEXAS—MEXICAN RAILWAY COMPANY'S SURVEY VOLUME 1, PAGE 12 H.C.M.R. HIDALGO COUNTY, TEXAS

PLAT NOTES AND RESTRICTIONS:

1. THIS SUBDIVISION IS IN ZONE "X" (SHADED)

AREAS OF 500—YEAR FLOOD; AREAS OF 100—YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100—YEAR FLOOD.

COMMUNITY-PANEL NUMBER: 480334 0325 D MAP REVISED: JUNE 6, 2000

2. BUILDING SETBACKS NOTE:

MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS OR MATCH GREATER EASEMENTS:
FRONT: 20 FFFT

SIDE: 6 FEET OR GREATER FOR EASEMENT REAR: 10 FEET OR GREATER FOR EASEMENT SIDE CORNER: 10 FEET OR GREATER FOR EASEMENT

3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER OF ROAD, MEASURED AT FRONT CENTER OF

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 137,855 CUBIC—FEET 3.165 ACRE—FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS.) THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINED AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION..

BENCH MARK:
60d NAIL ON POWER POLE LOCATED 149 FEET EAST OF THE SOUTH WEST CORNER OF THIS PROPERTY.

8. THIS PROPERTY IS ZONED URBAN RESIDENTIAL.

9. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

10. A 5 FOOT CONCRETE SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG RUSSELL ROAD DURING SUBDIVISION CONSTRUCTION BY DEVELOPER.

11. A 5 FOOT CONCRETE SIDEWALK BEHIND THE BACK OF CURB WITH ADA RAMPS IS REQUIRED ON ALL INTERIOR STREETS AT BUILDING PERMIT STAGE BY LOT OWNER.

12. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.

13. ALL COMMON ACCESS EASEMENTS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAINED BY THE LOT OWNERS.

14. NO CURB CUT ACCESS, OR LOT FRONTAGE PERMITTED ALONG RUSSELL ROAD FOR LOTS 1 AND 77.

15. ALL LOT CORNERS ARE SET WITH 1/2" INCH IRON RODS WITH MELDEN AND HUNT CAPS.

16. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.17. NO MORE THAN ONE—SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED

18. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

METES AND BOUNDS DESCRIPTION

CORNER OF THIS TRACT;

PRIOR TO OCCUPYING THE LOT.

A TRACT OF LAND CONTAINING 16.476 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, SECTION 239, TEXAS—MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS, SAID 16.476 ACRES WERE CONVEYED TO CIRCLE T HOLDINGS, L.P. BY VIRTUE OF A CORRECTION SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2800971, HIDALGO COUNTY OFFICIAL RECORDS, AND A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2997667, HIDALGO COUNTY OFFICIAL RECORDS, SAID 16.476 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 16, SECTION 239;

THENCE, S 81° 05' 53" E ALONG THE NORTH LINE OF SAID LOT 16, SECTION 239, A DISTANCE OF 165.00 FEET TO A NO. 4 REBAR FOUND;

THENCE, S 08° 54' 07" W A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 81° 05' 53" E A DISTANCE OF 660.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST

2. THENCE, S 08° 54' 07" W A DISTANCE OF 894.48 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER

3. THENCE, N 81° 05' 53" W A DISTANCE OF 290.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER

4. THENCE, S 08° 54' 07" W AT A DISTANCE OF 355.52 FEET TO A NO. 4 REBAR FOUND ON THE NORTH RIGHT—OF—WAY LINE OF RUSSELL ROAD, CONTINUING A TOTAL DISTANCE OF 375.52 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

5. THENCE, N 81° 05' 53" W ALONG THE SOUTH LINE OF SAID LOT 16, SECTION 239 AND WITHIN RIGHT—OF—WAY OF RUSSELL ROAD, A DISTANCE OF 80.00 FEET TO A NAIL SET FOR AN INSIDE CORNER OF THIS TRACT:

6. THENCE, N 08° 54' 07" E AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR FOUND ON THE NORTH RIGHT—OF—WAY LINE OF RUSSELL ROAD, CONTINUING A TOTAL DISTANCE OF 40.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

7. THENCE, N 81° 05' 53" W A DISTANCE OF 290.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

8. THENCE, N 08° 54' 07" E AT A DISTANCE OF 335.52 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 1,230.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.476 ACRES OF WHICH 0.037 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT—OF—WAY OF RUSSELL ROAD, LEAVING A NET OF 16.439 ACRES OF LAND, MORE OR LESS.

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR CITY OF EDINBURG

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS RUSSELL VILLAGE SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE ______ DAY OF _______, 20__."

CHAIRPERSON PLANNING AND ZONING COMMISSION

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION No. 1

ON THIS _____ DAY OF _____ 20___.

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR

STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE SILL NOT BE ANY PERMANENT

PRESIDENT SECRETARY

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS "RUSSELL VILLAGE SUBDIVISION" DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS, AND EASEMENT THEREON SHOWN, SURFACE USE OF THE STREETS IS TO RESTRICTED EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

CIRCLE T. HOLDINGS, LP
RODOLFO TREVINO, PRESIDENT
2112 W. UNIVERSITY DR. PMB 817
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ______, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 ____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE ____DAY OF _____

MARIO A. REYNA, PROFESSIONAL ENGINEER No.117368 STATE OF TEXAS

DATE PREPARED: 02-27-20 ENGINEERING JOB No. 20065.00 MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

MARIO A. REYNA

117368

CENSE

ONAL ENGLISHMENT

MARIO A. REYNA

STATE OF TEXAS COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO, TEXAS.

DATED THIS THE _____DAY OF ____

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No.4750 STATE OF TEXAS

DATE SURVEYED: 02/20/2020 SURVEYING JOB No. 20343.08 T-1088, PG. 64,65





N: _____AT____ AM/PM

INSTRUMENT NUMBER_____OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

____ DEPUT



STAFF REPORT: OAK HILL at VILLANUEVA ESTATES PHASE 1

Date Prepared: December 29, 2022 Planning and Zoning Meeting: January 10, 2023

Final Plat

Subject: Consider the Final Plat approval of Oak Hill at Villanueva Estates Phase1

being a 10.002 acre tract of land out of Lot 10, Section 233, Texas-Mexican Railway Subdivision, located at 1900 East Depot Road, as requested by

Melden & Hunt, Inc.

Location: The property is located on the east side of E. Depot Road and south of Chapin

Road, within the City of Edinburg's City Limits.

Zoning: Property zoning is currently Auto-Urban Residential (AU) District with (Rev.

2021) to Residential Primary (RP), Single-Family District.

Setbacks: UDC 2022 Setbacks for Residential Primary (RP) District are as follows;

Front 20 ft., Side 6 ft., and Rear 20 ft.

Analysis: The Final Plat is developed 16-lots residential lots averaging approximately

(7,250.00) square feet for a single-family residential lot development.

Utilities: Water Distribution System will be provided service by a North Alamo Water

Supply Distribution System and Sanitary Sewer Collection System will be collected by City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the

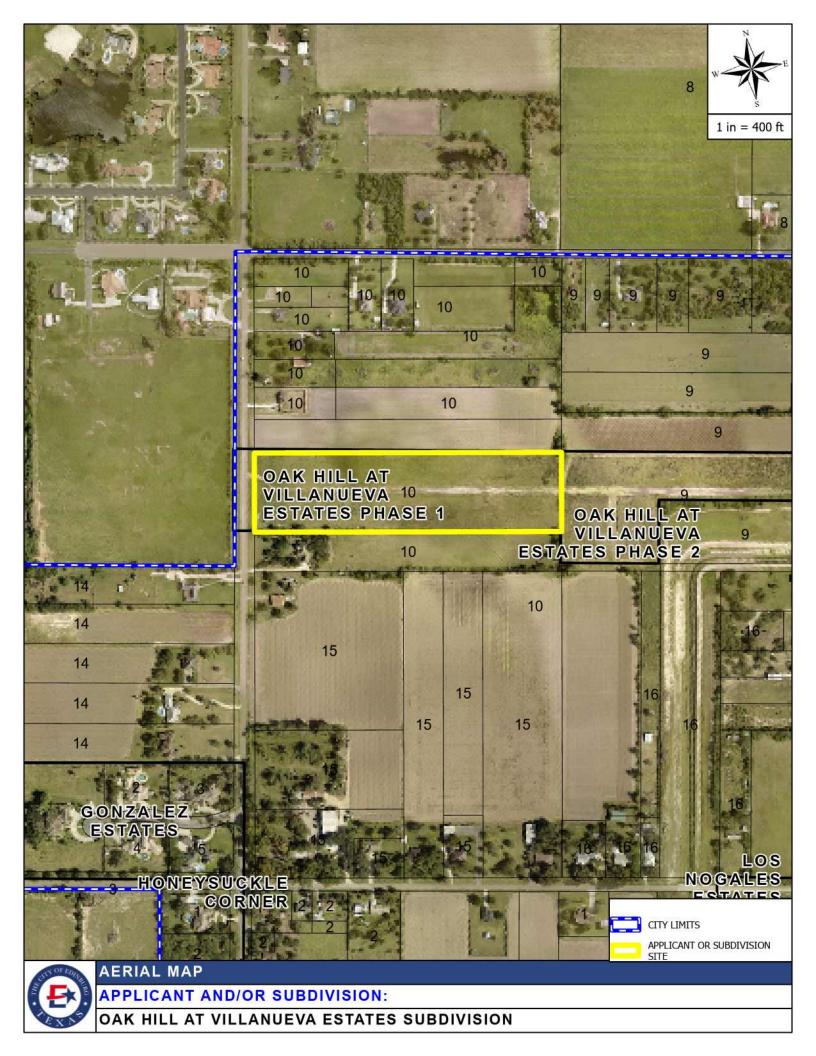
approved 2021 Standards Manual.

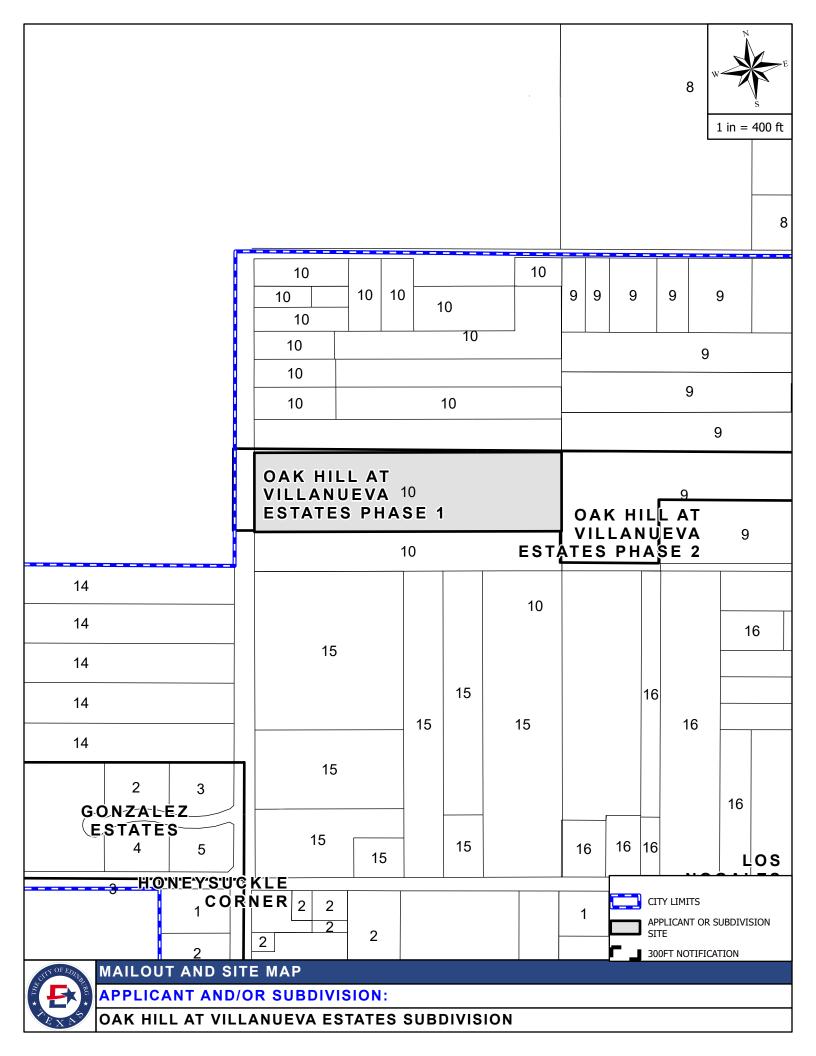
Recommendations:

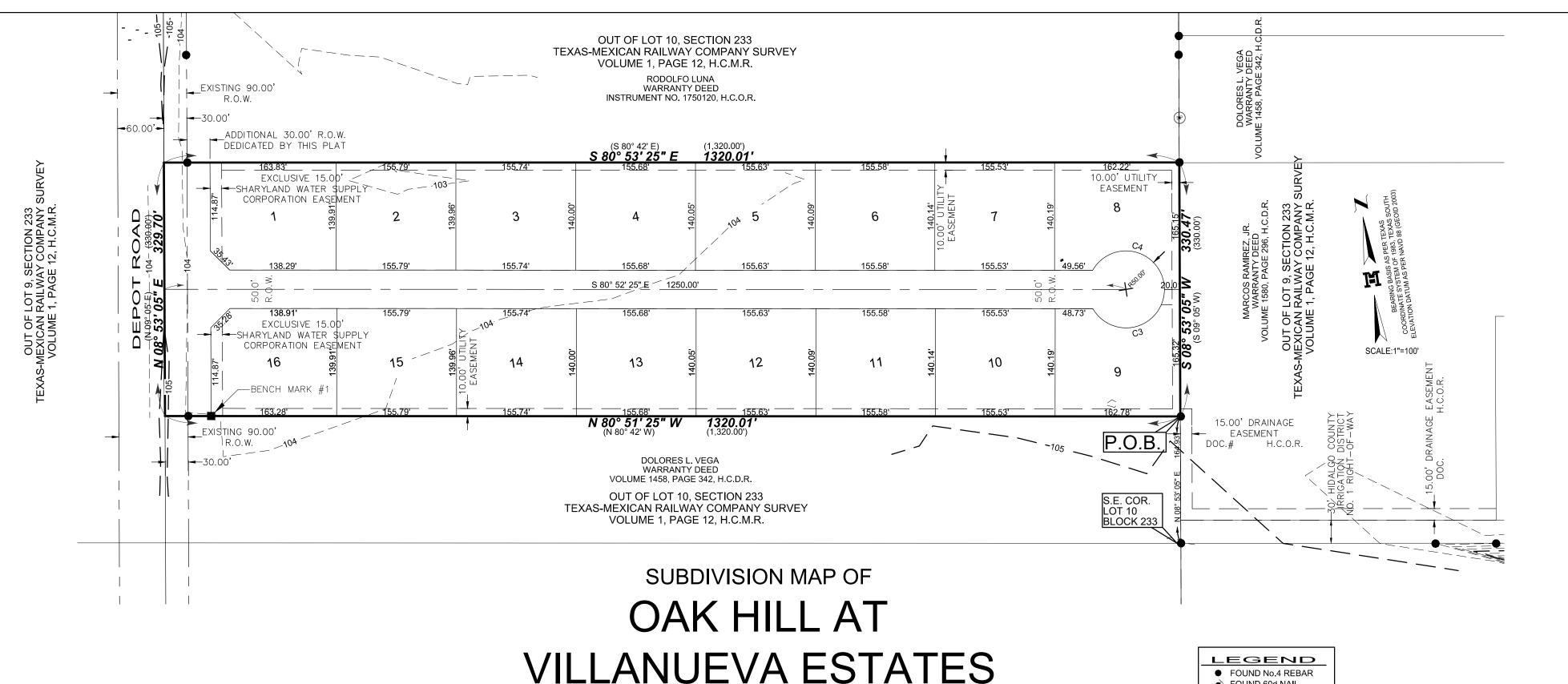
City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilities Department:







ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENTS IS

I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE ENSENADA AT TRES LAGOS PHASE II SUBDIVISION LOCATED AT CITY OF MCALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL

DEVELOPER AND DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE

SHERILYN DAHLBERG GENERAL MANAGER SHARYLAND WATER SUPPLY CORPORATION

STATE OF TEXAS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION. COUNTY OF HIDALGO:

> BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARTIN VILLANUEVA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE OAK

HILLS AT VILLANUEVA ESTATES SUBDIVISION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS

SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF ____

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES:

STATE OF TEXAS COUNTY OF HIDALGO

STATE OF TEXAS

COUNTY OF HIDALGO

CONSIDERATION THEREIN EXPRESSED.

MARTIN VILLANUEVA CONSTRUCTION, LLC A TEXAS LIMITED LIABILITY COMPANY MARTIN VILLANEVA, MANAGER 3528 BUDDY OWENS AVENUE

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE DAY OF

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368 STATE OF TEXAS

DATE PREPARED: 3/26/19 ENGINEERING JOB # 19029.00



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 10.00 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 10, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS, WHICH SAID 10.00-ACRE TRACT WAS CONVEYED TO VILLANUEVA PROPERTIES & INVESTMENTS, LLC. BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 2809353, HIDALGO COUNTY OFFICIAL RECORDS, SAID 10.00 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND [NORTHING: 16642132.125, EASTING: 1075922.981] AT THE SOUTHEAST CORNER OF SAID LOT 10 AND THE SOUTHWEST CORNER OF LOT 9, OF SAID SECTION 233, OF SAID TEXAS-MEXICAN RAILWAY COMPANY;

THENCE, N 08° 53' 05" E ALONG THE EAST LINE OF SAID LOT 10 AND THE WEST LINE OF SAID LOT 9, A DISTANCE OF 164.93 FEET TO A NO. 4 REBAR SET [NORTHING: 16642132.125, EASTING: 1075922.981] FOR THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 80° 51' 25" W (N 80° 42' W DEED CALL) AT A DISTANCE OF 1289.71 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 1,290.01 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF DEPOT ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.01 FEET (1,320.00 FEET DEED CALL) TO A NO. 4 REBAR SET ON THE WEST LINE OF SAID LOT 10 AND THE EAST LINE OF LOT 11, OF SAID SECTION 233, OF SAID TEXAS-MEXICAN RAILWAY COMPANY, FOR THE SOUTHWEST CORNER OF THIS TRACT;

2. THENCE, N 08° 53' 05" E (N 09° 05' E DEED CALL) ALONG THE WEST LINE OF SAID LOT 10 AND THE EAST LINE OF SAID LOT 11, AND WITHIN THE EXISTING RIGHT-OF-WAY OF DEPOT ROAD, A DISTANCE OF 329.70 FEET (330.00 FEET DEED CALL), TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;

3. THENCE, S 80° 53' 25" E (S 80° 42' E DEED CALL) AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF DEPOT ROAD, AT A DISTANCE OF 30.40 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 1,320.01 FEET (1,320.00 FEET DEED CALL) TO A NO. 4 REBAR FOUND ON THE EAST LINE OF SAID LOT 10 AND THE WEST LINE OF SAID LOT 9, FOR THE

4. THENCE, S 08° 53' 05" W (S 09° 05' W DEED CALL) ALONG THE EAST LINE OF SAID LOT 10 AND THE WEST LINE OF SAID LOT 9, A DISTANCE OF 330.47 FEET (330.00 FEET DEED CALL) TO THE POINT OF BEGINNING, AND CONTAINING 10.00 ACRES OF LAND, OF WHICH 0.23 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF DEPOT ROAD, LEAVING AN EXISTING NET OF 9.77 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS

BEING 10.002 ACRES

OUT OF LOT 10, SECTION 233 TEXAS-MEXICAN RAILWAY COMPANY SURVEY VOLUME 1, PAGE 12 H.C.M.R.

- 1 BUILDING SETBACKS:
- A. FRONT YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
- B. REAR YARD SETBACK LINE SHALL BE TEN (10) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
- C. SIDE YARD SETBACK LINE SHALL BE SIX (6) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES. SIDE YARD SETBACK ALONG DEPOT ROAD FIFTEEN (15) FEET.
- D. CUL-DE-SAC FRONT AND REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
- 2. FLOOD ZONE "X" UNSHADED IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR COMMUNITY-PANEL NUMBER: 480338 0015 E MAP REVISED: JUNE 6, 2000.
- 3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICH EVER IS GREATER.
- 4. A FIVE (5) FOOT SIDEWALK THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED AT THE
- 5. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
- 6. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- BENCHMARK NOTE: THE FOLLOWING IS IDENTIFIED ON THE FACE OF THE PLAT:
- ALUMINUM DISK ELEVATION = 104.10 NORTHING: 16642332.34: EASTING: 1074678.98
- 8. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED PER LOT.
- 9. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P)
- DRAINAGE NOTE:
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 13,299 C.F. (0.305 AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT.
- 11. 5 FOOT ALONG THE EAST SIDE OF DEPOT ROAD BY DEVELOPER DURING CONSTRUCTION.
- 12. LOTS 1 AND 16 SHALL HAVE NO ACCESS FROM DEPOT ROAD.

Lot#	SQ, FT,	Area
1	22567.79	0.518
2	21800.00	0.500
3	21800.00	0.500
4	21800.00	0.500
5	21800.00	0.500
6	21800.00	0.500
7	21800.00	0.500
8	21800.00	0.500
9	21800.00	0.500
10	21800.00	0.500
11	21800.00	0.500
12	21800.00	0.500
13	21800.00	0.500
14	21800.00	0.500

LEGEND

 FOUND No.4 REBAR FOUND 60d NAIL

FND. CONC. MONUMENT

Lot Area Table

FOUND PIPE

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS, THE _____ DAY OF _____ 20 _.__

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT

NO IMPROVEMENTS OF ANY KIND SHALL BE PLANCE OUPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

STRUCTURE ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENT.

PRESIDENT SECRETARY

STATE OF TEXAS

COUNTY OF HIDALGO

, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON. AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION

DATED THIS THE ____DAY OF _________20____

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No.4750

STATE OF TEXAS DATE SURVEYED: 08/23/2018 T-1076, PG. 39-40 SURVEY JOB # 19029.08



"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS OAK HILLS AT VILLANUEVA ESTATES CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS

AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF ______, 20____."

CHAIRPERSON PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR CITY OF EDINBURG



CITY SECRETARY

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

_____ DEPUTY

CHAPIN ROAD 13

LOCATION MAP SCALE:1"=1000'

> 115 W. McINTYRE - EDINBURG, TX 78541 PH: (956) 381-0981 - FAX: (956) 381-1839 ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: CIRO DATE: <u>03-26-19.</u> SURVEYED, CHECKED_ FINAL CHECK _

Y:\Land Development\Residential\Edinburg\19029 - Villanueva Const - N Depot Rd\19029.00 - Plat Dev-Report-General\AutoCad Files\DWG\Plat.dwg, 4/2/2019 2:24:57 PM, DWG To PDF.pc3

NOGAI.ES

-ESTATES

SCHUNIOR STREET



STAFF REPORT: OAK HILL at VILLANUEVA ESTATES PHASE 2

Date Prepared: January 3, 2023 Planning and Zoning Meeting: January 10, 2023

Final Plat

Subject: Consider the Final Plat approval of Oak Hill at Villanueva Estates Phase 2,

being a 13.56 acre tract of land out of Lot 9, Section 233, Texas-Mexican Railway Subdivision, located at 1201 North Hoehn Road, as requested by

Melden & Hunt, Inc.

Location: The property is located on the west side of Hoehn Road and south of Chapin

Road, within the City of Edinburg's City Limits.

Zoning: Property zoning is currently Auto-Urban Residential (AU) District with (Rev.

2021) to Residential Primary (RP), Single-Family District.

Setbacks: UDC 2022 Setbacks for Residential Primary (RP) District are as follows;

Front 20 ft., Side 6 ft., and Rear 20 ft.

Analysis: The Final Plat is developed 46-lots residential lots averaging approximately

(9,550.00) square feet for a single-family residential lot development.

Utilities: Water Distribution System will be provided service by a North Alamo Water

Supply Distribution System and Sanitary Sewer Collection System will be collected by City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the

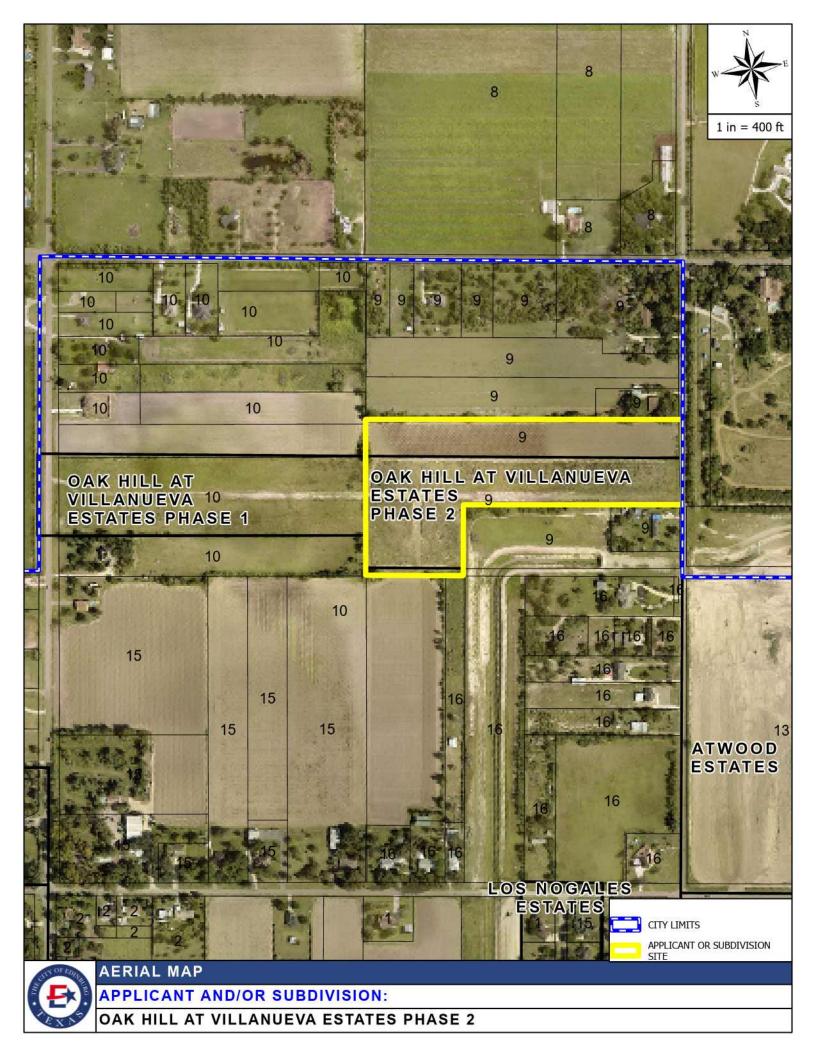
approved 2021 Standards Manual.

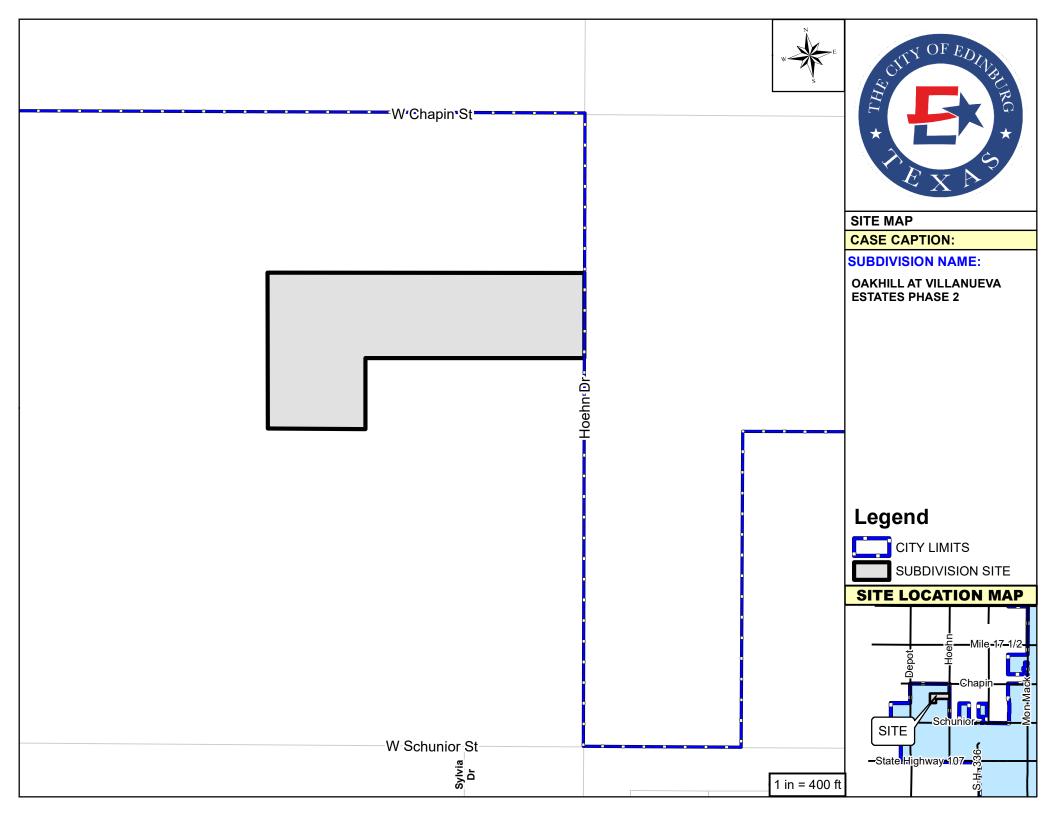
Recommendations:

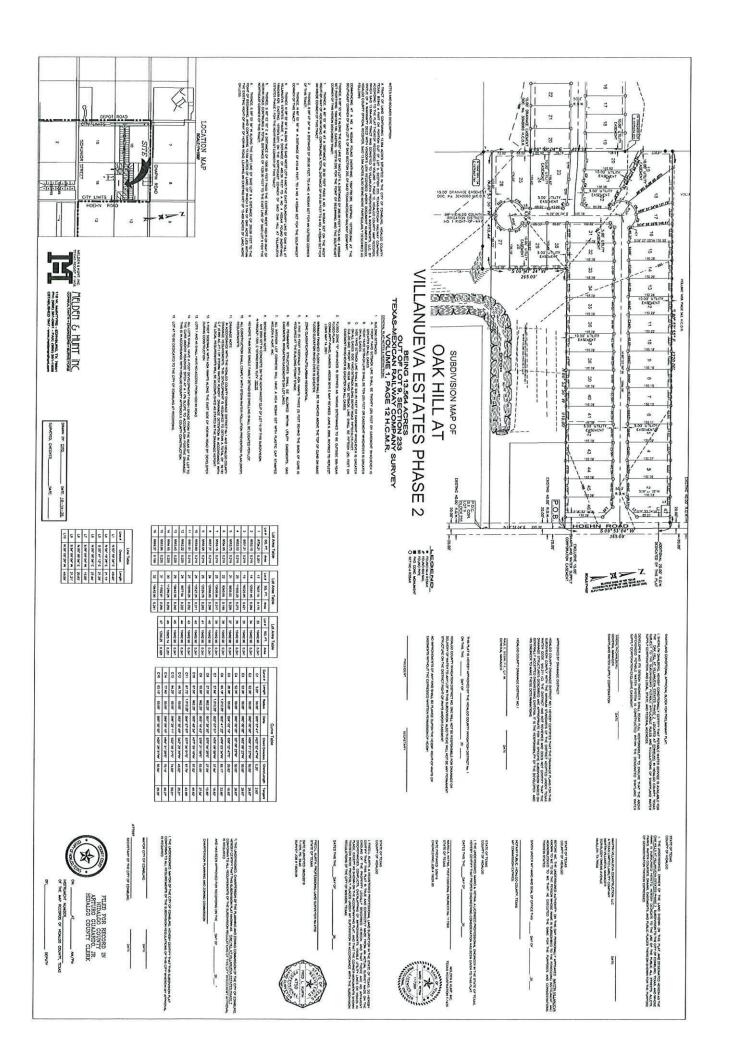
City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilities Department:









PLANNING & ZONING DEPARTMENT

FINAL RECORDING STAGE SUBDIVISION WITHIN CITY LIMITS CHECK LIST PLANNING & ZONING DEPARTMENT (956) 388-8202 SUBDIVISION PROCESS Date: March 2, 2022 P&Z P&Z Citv Date Filed: December 7, 2020 Preliminary: Final: Council: March 8, 2022 Reviewed: Time Line: 365 Days Staff Review: December 17, 2020 Expires: Abel Beltran, Subd. Coor. December 23, 2020 Expires 1: By: Staff / Engineer : 1st Extension: 0 Days abeltran@cityofedinburg.com 2nd Extension: 0 Expires 2: Days Director of Planning & Zoning: Kimberly A. Mendoza, MPA Email: kmendoza@cityofedinburg.com City Office #: (956) 388-8202 City Office #: Email: gcarmona@cityofedinburg.com Director of Utilities Gerardo Carmona, P.E. (956) 388-8212 Dircetor of Public Works Vincent Romero Email: layala@cityofedinburg.com City Office #: (956) 388-8210 Director of Engineering Mardoqueo Hinojosa, P.E., CPM Email: mhinojosa@cityofedinburg.com City Office #: (956) 388-8211 Martin Villaneva Construction 3528 Buddy Owens Ave., McAllen, TX 78502 Mario A. Reyna, P.E., Project Engineer Owner: OAK HILL @ VILLANUEA ESTATES NO. 2 Consultant: MELDEN & HUNT, INC. ENGINEERING Provided Need to Revise DESCRIPTION COMMENTS Subdivision Process: Subdivision Plat Submittal ٧ Warranty Deed Topography Survey ٧ Drainage Report Submittal (As Per City Drainage Policy) ٧ Approved by H.C.D.D.#1 Date: Pending Approval Zoning: City Limits - ETJ v Flood Zone ٧ Zone "X" (Un-Shaded) Panel # 480338-0015 E (JUNE 6, 2000) **Preliminary Submittals:** Existing & Proposed Water Distribution Layout ٧ Sharyland Water Supply Corporation - Water Distribution System Water Distribution System Provider: ٧ Sharyland Water Supply Corporation - Water Distribution System Existing & Proposed Sewer Collection Layout ٧ City of Edinburg - Sanitary Sewer Collection System Sanitary Sewer Collection System Provider: ٧ City of Edinburg - Sanitary Sewer Collection System Existing and Proposed Drainage Layout System: ٧ Private Drainage System onto H.C.D.D. #1 Minor Arterial Street Right-of-way Dedication (50-ft ROW) ٧ Proposed Street Section (32-ft B-B) Minor / Major Collector Street pavement Section In Accordance to Standard Street Policy ٧ City Council Meeting Variances Appeals Request: 2022 ٧ Planning & Zoning Meeting Results Street Widening Improvements ٧ Street 5-ft Sidewalk Improvements ٧ **Drainage Improvements Construction Plans Review Submittals:** (See Section 4 Construction Plans Submittals Policy, 2014 STANDARD POLICY MANUAL) Cover Sheet ٧ Topography Sheet (Utilities, Bench Marks) ٧ Sanitary Sewer Improvements: On-Site & Off-Site ٧ City of Edinburg Sanitary Sewer Standard Policy's Sanitary Sewer Detail Sheets ٧ See Section 3 Utility Policy, 2014 Standard Policy Manual Water Distribution Improvements: On-Site & Off-Site Sharyland Water Supply Standard Policy's ٧ Water Distribution Detail Sheet (Fire Hydrant Assembly) ٧ See Section 3 Utility Policy, 2014 Standard Policy Manual Drainage Improvements: ٧ Drainage Detail Sheets ٧ See Section 1 Drainage Policy, 2014 Standard Policy Manual Minor/Major Collector Streets Improvements: See Section 2 Streets Policy, 2014 Standard Policy Manual Street Sign Sheet: ٧ Street Detail Sheets See Section 2 Streets Policy, 2014 Standard Policy Manual Street Lighting Sheet: ٧ Traffic Control Plan: **Erosion Control Plan** ٧ Erosion Control Plan Detail Sheet See Storm Water Management, 2014 Standard Policy Manual ٧

OAK HILLS @ VILLANUEA II Page 1 of 2

DESCRIPTION			Need to Provide	Not Applicable	Need to Revise	COMMENTS					
Pre-Construction Meeting:											
Notice To Proceed						Dated:					
Roadway Open-Cut or Bore Permit Application						Dated:					
TX-Dot Water UIR Permit				٧							
TX-Dot Sewer UIR Permit				٧							
N.O.I. Submittal		٧				Dated:					
SWPP Booklet Submittal		٧				Dated:					
RFI #1 Request		٧				Dated:					
Change Orders		٧				Dated:					
Final Walk Though			٧			Dated:					
Punch List			٧			Dated:					
Punch List ()			٧			Dated:					
Letter of Acceptance			٧			Dated:					
1-year Warranty (Water/Sewer/Paving/Draina	ae)		٧			Dated:					
Backfill Testing Results	3 ~/		٧			Dated:					
As-Builts (Revised Original Submittal)			٧			Dated:					
Recording Process:					<u> </u>	Dates.					
Public Improvements with (Letter of Credit)			٧		1	Dated:			Expires:		
Recording Fees	\$ 106.00		v			2 0.10 0.	uired by Count	v Clarks offic			
Copy of H.C.D.D. #1 of invoice	φ 100.00		· v			As required by County Clerks office Required to be paid prior to Final Stages					
Street Light Escrow	-		V				ed to be paid p quired:	0	EA. @	\$	
Street Escrow (Hoehn Road)	\$ 20,020.89		٠ ٧				quired:	200	EA. @	\$	100.10
Sidewalk Escrow (Hoehn Road)	\$ 3,200.00		V					128	LF @	\$	25.00
TOTAL OF ESCROWS:	\$ 23,220.89		V			I THE	quired:	120	LF W	Ф	23.00
Total Developer's Construction Cost: (Letter						Date :			Lender:		
Laboratory Testing Fee: 3%	\$ -		٧			\$ - FINAL Construction Cost					
Inspection Fee: 2%	\$ -		٧			\$ - FINAL Construction Cost					
Park Land Fees: Park Zone # 2	\$ -		_	٧		0	Lots @ \$		Full rate with		
28 Residential \$ 300.00	\$ 8,400.00		٧	-		50%	Development		50%	Building Sta	ane
0 Multi-Family \$ -	\$ -		_	٧			Development		50%	Building Sta	-
Water Rights: SWSC - CCN	\$ -			٧			3.37	Acres	0070	\$	- -
Water 30-year Letter (Commerical)	\$ -			-		0	Lots @ \$	710100		Ψ	
Water 30-year Letter (Single-Family)	\$ -			٧		28	Units @ \$			SWSC WA	TER-CCN
Sewer 30-year Letter NAWSC - CCN	\$ 1,820.00			٧		28	Lots @ \$	65.00		COE SEW	
TOTAL OF FEES:	\$ 10,220.00			•			1 2010 W			002 0211	
Reimbursements:	· · · · · · · · · · · · · · · · · · ·		•			<u> </u>					
Developer Sewer Improvements	\$ -			٧		Off-Site	e System:	0.000	AC	\$	
Developer Water Improvements	\$ -			٧			e System	0.00	AC	\$	
TOTAL OF REINBURSEMENTS:	-										
Buyouts:			-								
North Alamo Water Supply Corporation	\$ -			٧		Require	ed Buyout	0.00	AC.	\$	-
Sharyland Water Supply Corporation				٧		Not App	olicable				
Tax Certificates											
County of Hidalgo / School District			٧								
Water District			٧			Hidalgo	County Irrigati	ion District #	1		
Total of Escrows, Fees, Reimbursements	and Buyouts:						, ,				
Escrows	-	,220.89	Street	& Sidewa	ılk İmprov	ements	for Hoehn Road	d			
Material Testing Fee Inspection Fees, Other I	Street & Sidewalk Improvements for Hoehn Road Parkland Fees, Water Rights/Water & Sewer 30-year Agreements										
Reimbursements	Reimbursement to the Developer of Subdivision										
City of Edinburg	\$ \$	<u> </u>	15%					inistrative F			
To the Developer of Record	\$ \$		 15% Payable to the City of Edinburg for Administrative Fee 85% Payable to the Developer of Record Owner / Developer 								
Buyouts		•					•	4)			
TOTAL:	\$ \$ 25										
OAK HILLS @ VILLANILIEA II	ψ 25	,070.03	Pevelo	יטו וטומו	JUST OF F	, ∟3L	nows, itelilibul	oomonio a l	Jayouto		ro 2 of 2

OAK HILLS @ VILLANUEA II

Page 2 of 2

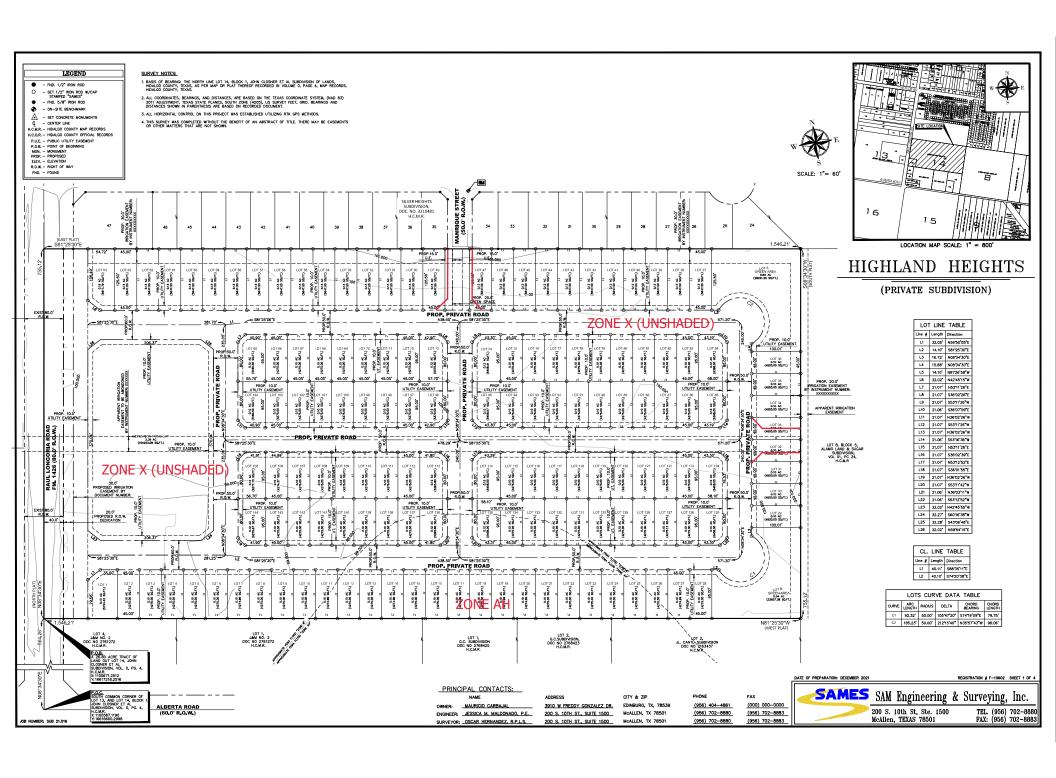


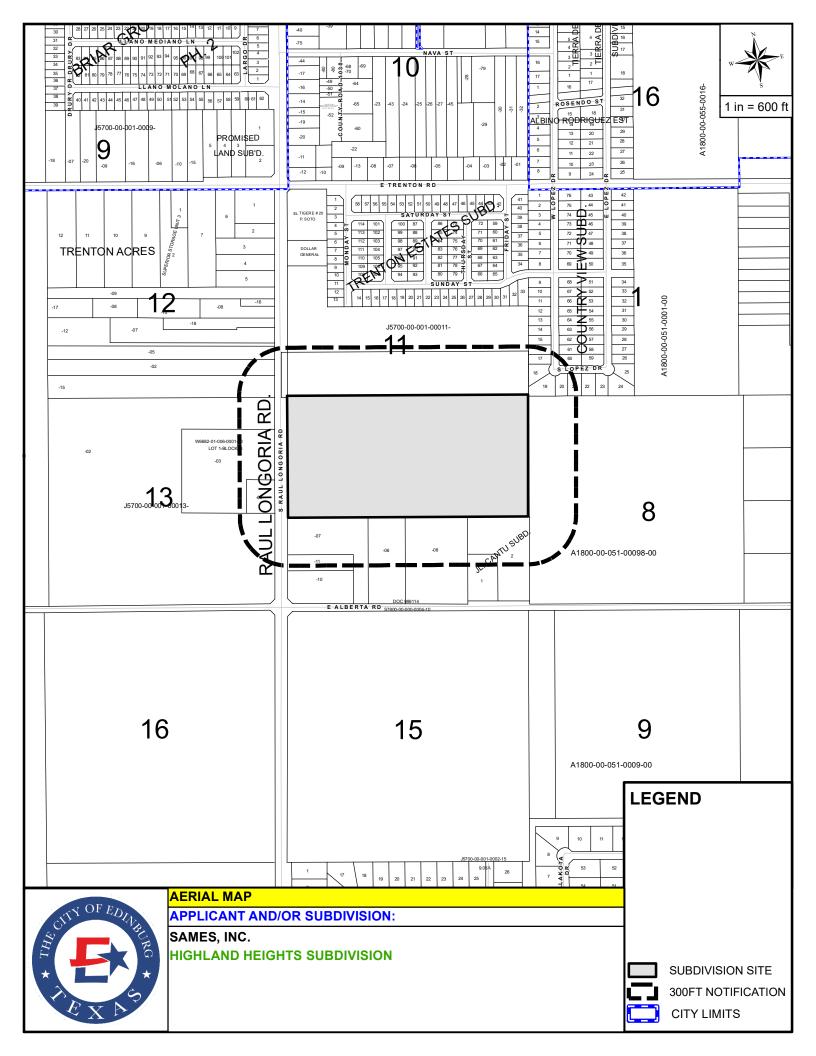
PLANNING & ZONING DEPARTMENT

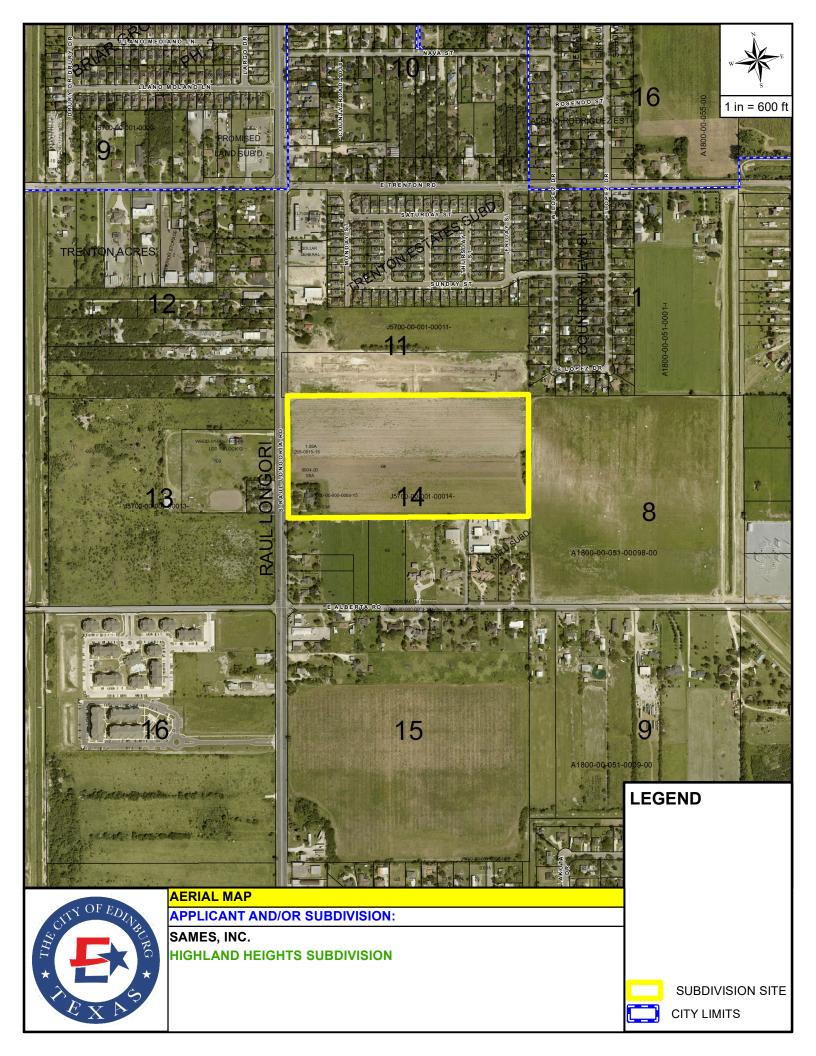
PLANNING & ZONING DEPARTMENT (ופועוטפו			ROCESS	SHECK LIST	Date : January 13, 2022				
Date	P&Z				P&Z			City		
Filed: December 7, 2021	Preliminary:	Jan	uary 17,	2022	Final:			Council:		
		_		2224			_			
Reviewed By: Abel Beltran, Subd. Coor.	Staff Review :		mber 17 mber 22		-	me Line : 365 stension : 0	_ Days	Expires :		
By: Abel Beltran, Subd. Coor. abeltran@cityofedinburg.	<u> </u>	Dece	illibel ZZ	, 2021	_	tension: 0	_ Days Days	Expires 1: Expires 2:		
<u>abertran@cityoredinburg.</u>	<u>.com</u>				ZIIU LX		_ Days	LAPIIGS Z.		
Planning & Zoning Department:	Kimberly A. Mendo:	za, MPA		Email:	kmend	doza@cityofedi	nburg.com	City Office #:	(956) 388-8202	
Utility Department	Gerardo Carmona,	P.E.		Email:	gcarm	ona@cityofedir	nburg.com	City Office #:	(956) 388-8212	
Dircetor of Public Works	Vincent Romero			Email:	layala(<u>@cityofedinbur</u>	g.com	City Office #:	(956) 388-8210	
Director of Engineering	Mardoqueo Hinojos	a, P.E., C	CPM	Email :	mhino	josa@cityofedi	nburg.com	City Office #:	(956) 388-8211	
Owner: Berta	Estevis, Owner	47	'00 S. Ra	ul Longo	ria Road.	Edinburg, TX	Jessica Ma	Idonado, P.E.	, Project Engineer	
(PRIVATE) HIGHLAND					,		SAMES ENGI			
		pel	요용	Not Applicable	6 G					
DESCRIPTION		Provided	Need to Provide	Not plicat	Need to Revise		COM	MENTS		
		4	žā	App	ž ~					
Subdivision Process:		•	•		•					
Subdivision Plat Submittal		٧								
Warranty Deed		٧								
Topography Survey		٧								
Drainage Report Submittal (As Per City D	rainage Policy)	٧				Approved by H.C	.D.D.#1	Date:	Pending Approval	
Zoning : City Limits ETJ - AG - Agricultura		v				Proposed Zoning		tial District	0 11	
Flood Zone		v				Zone "X" (Un-Sha			0334 450 D	
Preliminary Submittals:						(2	, , , , , ,	,		
Existing & Proposed Water Distribution La	iyout	٧				North Alamo - Wa	ater Distribution S	system		
Water Distribution System Provider:	,	٧				North Alamo - Wa		•		
Existing & Proposed Sewer Collection Lay	/out	٧				North Alamo - Sa		•		
Sanitary Sewer Collection System Provide		٧				North Alamo - Sa	•	•		
Existing and Proposed Drainage Layout S		٧				County of Hidalgo	•	•		
MPO Collector / Arterial Right-of-way Ded	•	٧				Proposed Interior			ction)	
Minor / Major Collector Street Pavement S		٧				In Accordance to				
Variances Appeals Request: (Date)		٧					oning Meeting	Results	City Council Meeting	
Street Widening Improvements (FM 1426)	<u> </u>			v			<u></u>		,	
Street 5-ft Sidewalk Improvements	<u> </u>		V	_						
Drainage Improvements		V								
Construction Plans Review Submittals	: (See Se	_	Constr	uction I	Plans Si	ubmittals Policy	. 2014 STAND	ARD POLICY	MANUAL)	
Cover Sheet	,		٧				•		,	
Topography Sheet (Utilities, Bench Marks)		٧							
Sanitary Sewer Improvements: On-Site &			٧			City of Edinburg	Sanitary Sewer S	tandard Policy'	 S	
Sanitary Sewer Detail Sheets			٧			See Section 3 Ut	•			
Water Distribution Improvements: On-Site	& Off-Site		٧			City of Edinburg			,	
Water Distribution Detail Sheet (Fire Hydro			٧			See Section 3 Ut			v Manual	
Drainage Improvements:	u, 1000		٧						,	
Drainage Detail Sheets			٧			See Section 1 Dr	ainage Policy, 20	14 Standard Po	olicy Manual	
Minor/Major Collector Streets Improvemer	nts:		٧			See Section 2 St			•	
Street Sign Sheet:			V			355 3556511 2 00			-,	
Street Detail Sheets			V			See Section 2 St	reets Policy 2017	I Standard Poli	cv Manual	
Street Lighting Sheet:			V			COC COCHOIT 2 Of	3000 F 0110y, 2015	- Clandaru i Oli	oy ividitidal	
Traffic Control Plan:			V							
Erosion Control Plan			V							
Frosion Control Plan Detail Sheet			1/			See Storm Water	Management 20)14 Standard D	Policy Manual	

HIGHLAND HEIGHTS SUBDIVISION Page 1 of 2

DESCRIPTION				Need to Provide	Not Applicable	Need to Revise	COMMENTS						
Pre-Construction Meeting:													
Notice To Proceed				٧			Dated:						
Roadway Open-Cut or Bore Permit Application				٧			Dated:						
TX-Dot Water UIR Permit				٧				Bore / C	pen Cut / etc.				
TX-Dot Sewer UIR Permit				٧				Bore / C	pen Cut / etc.				
N.O.I. Submittal				٧			Dated:						
SWPP Booklet Submittal				٧			Dated:						
RFI#1 Request				٧			Dated:						
Change Orders				٧			Dated:						
Final Walk Though				٧			Dated:						
Punch List				٧			Dated:						
Punch List (Completed and Approved)				٧			Dated:						
Letter of Acceptance				٧			Dated:						
1-year Warranty (Water/Sewer/Paving/Draina	ge)			٧			Dated:						
Backfill Testing Results	<u> </u>			٧			Dated:						
As-Builts (Revised Original Submittal)				٧			Dated:						
Recording Process:													
Public Improvements with (Letter of Credit)				٧			Dated:			Expires:			
Recording Fees	\$	106.00		٧			As rea	uired by Co	unty Clerks offi	ce			
Copy of H.C.D.D. #1 of invoice				٧					id prior to Final				
Street Light Escrow	\$	_		٧				uired:	0	EA. @	\$	_	
Street Escrow (FM 1426) Raul Longoria Rd	\$	_			٧		_	uired:	0	EA. @	\$	_	
Sidewalk (Exterior 5-ft)	\$	16,500.00		٧	_			uired:	660	LF @	\$	25.00	
TOTAL OF ESCROWS:	\$	16,500.00						1			*		
Total Developer's Construction Cost: (Letter of	of Credit)					Date :			Lender:			
Laboratory Testing Fee: 3%	\$	-		٧			\$		-	Estimated (Construction	Cost	
Inspection Fee: 2%	\$	-		٧			\$		-	Final Const	ruction Cost		
Park Land Fees: Park Zone # 6	\$	43,200.00		٧	٧		144	Lots @	\$ 300.00	Full rate with	hin the ETJ		
0 Residential \$ -	\$	-			٧		50%	Developme	ent	50%	Building S	tage	
0 Multi-Family \$ -	\$	-			٧		0%	Developm	ent	0%	Building S	tage	
Water Rights: NAWSC - CCN	\$	-			٧		20	6.80	Acres		\$	2,896.81	
Water 30-year Letter (Residential)	\$	-			٧		144	Lots @	\$ -		NAWSC W	ATER-CCN	
Water 30-year Letter (Multi-Family)	\$	-			٧		0	Lots @	\$ -				
Sewer 30-year Letter NAWSC - CCN	\$	-			٧		144	Lots @	\$ -		NAWSC S	EWER-CCN	
TOTAL OF FEES:	\$	43,200.00						•					
Reimbursements:													
Developer Sewer Improvements	\$	-			٧		Off-Site	e System:	0.000	AC	\$	-	
Developer Water Improvements	\$	-			٧		Off-Site	e System	0.00	AC	\$	-	
TOTAL OF REINBURSEMENTS:	\$	-											
Buyouts:													
North Alamo Water Supply Corporation	\$	-	٧					ed Buyout	0.00	AC.	\$	-	
Sharyland Water Supply Corporation					٧		Not App	olicable					
Tax Certificates													
County of Hidalgo / School District				٧									
Water District				٧			Hidalgo	County Irri	gation District	‡ 1			
Total of Escrows, Fees, Reimbursements	and Buy		,500.00										
Escrows	Street & Sidewalk Improvements for Trenton Road (Not Required)												
Inspections other Fees	\$	43	,200.00		Parkland Fees, Water/Sewer 30-year Agreement/Water Rights								
Reimbursements	\$		-	Reimbursement to the Developer of Subdivision									
City of Edinburg	\$		-	15% Payable to the City of Edinburg for Administrative Fee									
To the Developer of Record	\$		-	85% Payable to the Developer of Record Owner / Developer									
Buyouts	\$		-	- Based on Subdivision (Need Request and Approval rate from ? Broad)									
TOTAL :	¢	50	,700.00	0.00 Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts									









STAFF REPORT: HIGHLAND HEIGHTS SUBDIVISION

Date Prepared: January 3, 2023 Planning and Zoning Meeting: January 10, 2023

Final Plat

Subject: Consider the Final Plat approval of HIGHLAND HEIGHTS Subdivision,

being a 26.80-acre tract of land out of Lot 14, Block 1, John Closner et al Subdivision, located at 4700 Raul Longoria Road, as requested By SAMES

Engineering.

Location: The property is located on the east side of Raul Longoria Road and north of

Alberta Road, within the City of Edinburg's City Limits.

Zoning: Property zoning is currently Residential, Multi-Family and Urban (RU)

District with (Rev. 2021) to Residential Primary (RP), Single-Family District.

Setbacks: UDC 2022 Setbacks for Residential Primary (RP) District are as follows;

Front 20 ft., Side 6 ft., and Rear 20 ft.

Analysis: The Final Plat developed 124-lots residential lots averaging approximately

(6,215.00) square feet for a single-family residential lot development.

Utilities: Water Distribution System and Sanitary Sewer Collection System will be

provided and served by North Alamo Water Corporation. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the

developer in accordance with the approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilities Department:



STAFF REPORT: UNIVERSITY VILLAGE ON 10TH SUBDIVISION

Date Prepared: January 3, 2023 Planning and Zoning Meeting: January 10, 2023

Final Plat

Subject: Consider the Final Plat approval of University Village on 10th Subdivision,

being a 34.56 acre tract of land out of Lots 1, 2, & 3, Lomas Y. Lagos Subdivision, located at 420 South Street Highway 336, as requested by Rio

Delta Engineering.

Location: The property is located on the north side of Sprague Road and east of N. 10th

Street (SH 336), within the City of Edinburg's City Limits.

Zoning: Property zoning is currently Commercial General (CG) District (Rev. 2021),

with proposed zoning Industrial, Light.

Setbacks: UDC 2022 Setbacks for Commercial General (CG) District are as follows;

Front 25 ft., Side 7 ft., and Rear 25 ft.

Analysis: The Final Plat proposes commercial and multi-family residential development

with a total of nine (9) lots, and (2) multi-family residential lots.

Utilities: Water Distribution System and Sanitary Sewer Collection System will be

provided by the City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance

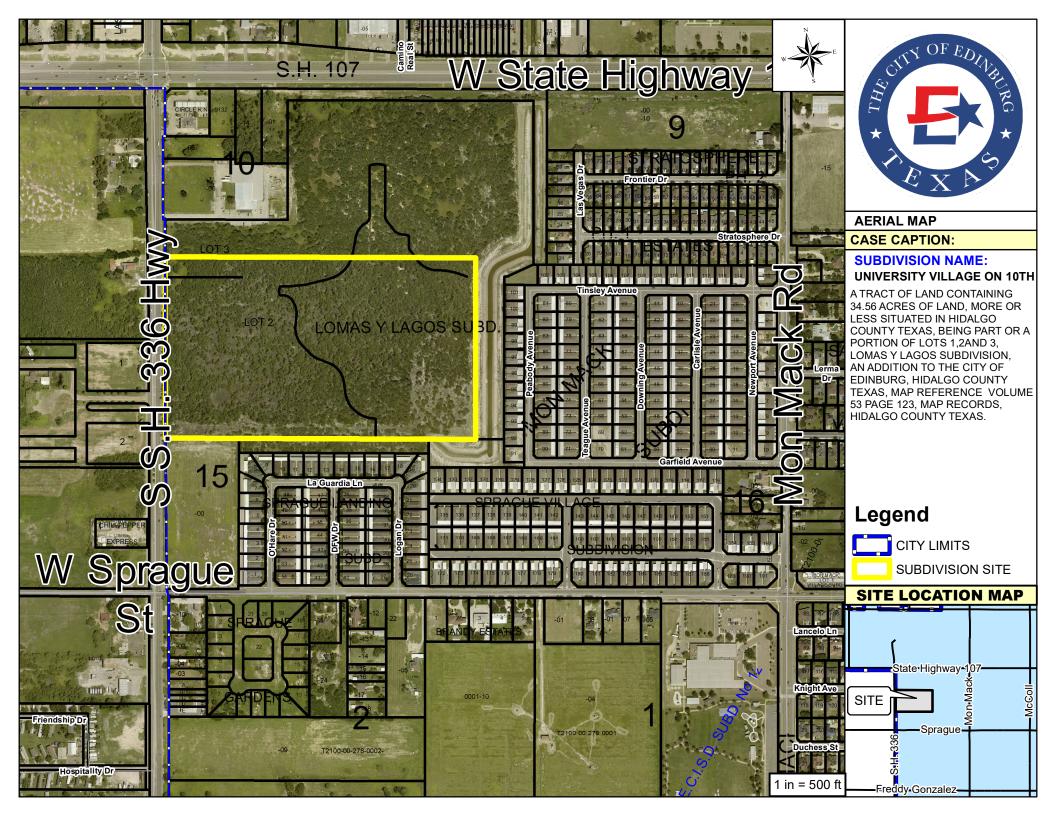
with the approved 2021 Standards Manual.

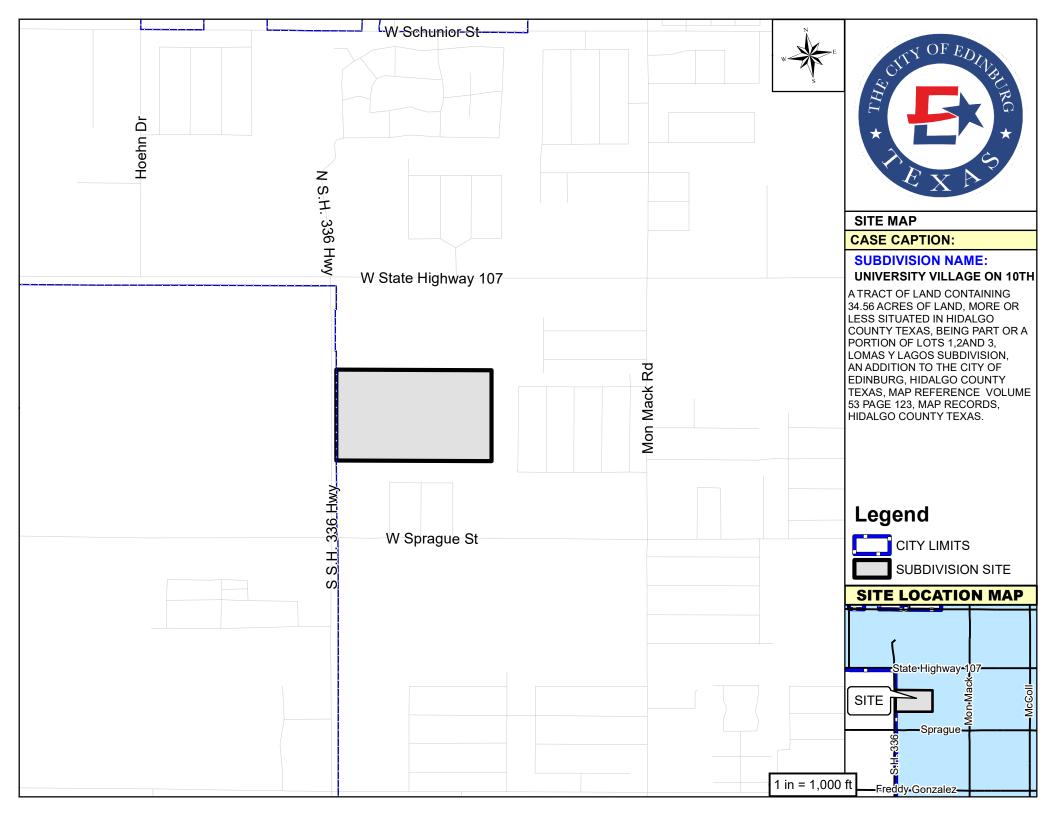
Recommendations:

City of Edinburg Planning & Zoning Department:

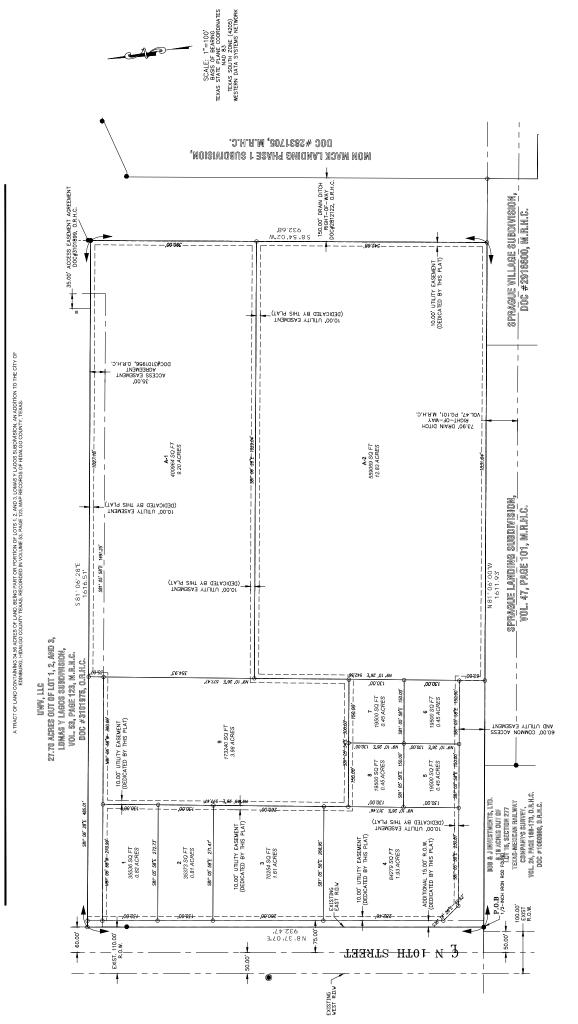
Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilities Department:





UNIVERSITY VILLAGE ON 10TH SUBDIVISION





PLANNING & ZONING DEPARTMENT

PLANNIN	IG & ZONING DEPARTMENT (950		BDIVISIO			ROCESS	CHECK LIST	Date :	Oct	ober 5, 2021			
Date Filed:	September 22, 2021	P&Z Preliminary:	Oct	ober 12,	2021	P&Z Final:			City Council:				
Reviewed		Staff Review :	Septe	ember 23	, 2021	Tir	me Line : 365	Days	Expires :				
Ву:	Abel Beltran, Subd. Coor.	Staff / Engineer :		ember 30		_ 1st Ex	tension : 0	Days	Expires 1:				
	abeltran@cityofedinburg.co	<u>om</u>				2nd Ex	tension : 0	Days	Expires 2:				
Director o	f Planning & Zoning :	Kimberly A. Mendoz	a MDA		Email :	kmono	doza@cityofed	linhurg.com	City Office #:	(956) 388-8202			
Director of		Gerardo Carmona, F			Email:		ona@cityofed	_	City Office #:	(956) 388-8212			
	f Public Works	Vincent Romero					<u>@cityofedinbu</u>		City Office #:	(956) 388-8210			
	f Engineering	Mardoqueo Hinojosa	a. P.F C	:PM			josa@cityofec		City Office #:	(956) 388-8211			
		h W. Holand)8 E Jasn	nine Ave	nue, Mca	llen, TX 78504		arcia, P.E. Pro				
	University Village on	Toth Subdivision			σ		Consultant	Rio Delta Eng	ineering, PLL	.0			
	DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise		CON	IMENTS					
Subdivis	ion Process:			•	•		•						
Subdivisio	on Plat Submittal		٧										
Warranty	Deed		٧										
Topograp	hy Survey		٧										
Drainage	Report Submittal (As Per City Drai	nage Policy)	٧				Approved by H.	C.D.D.#1	Date:	Pending Approval			
Zoning : C	City Limits - Commercial General		٧										
Flood Zon	e		٧				Zone "X" (Un-S	haded) Panel # 4	80338-0020 E				
Prelimina	ary Submittals:												
Existing &	Proposed Water Distribution Layo	out	٧				City of Edinburg	- Distribution Sys	tem				
Water Dis	tribution System Provider:		٧				City of Edinburg	- Distribution Sys	tem				
Existing &	Proposed Sewer Collection Layou	ut	٧				City of Edinburg	Sanitary Sewer (Collection Syste	m			
Sanitary S	Sewer Collection System Provider:		٧				City of Edinburg	Sanitary Sewer (Collection Syste	m			
Existing a	nd Proposed Drainage Layout Sys	tem:	٧				Private Drainag	e System onto H.0	C.D.D. # 1				
Principal A	Arterial Street Right-of-way Dedica	tion (120-ft B-B)	٧				Proposed Stree	Section (81-B-B)					
Minor / Ma	ajor Collector Street pavement Sec	etion	٧				In Accordance t	o Standard Street	Policy				
Variances	Appeals Request: 2021		٧				Planning &	Zoning Meeting	Results	City Council Meeting			
Street Wi	dening Improvements			٧									
Street 5-f	t Sidewalk Improvements			٧									
Drainage	Improvements			٧									
Construc	ction Plans Review Submittals:	(See Se	ection 4	Constr	uction	Plans Su	ubmittals Polic	y, 2014 STAND	ARD POLICY	MANUAL)			
Cover She	eet			٧									
Topograp	hy Sheet (Utilities, Bench Marks)			٧									
Sanitary S	Sewer Improvements: On-Site & Of	ff-Site		٧			City of Edinburg	Sanitary Sewer S	ry Sewer Standard Policy's				
Sanitary S	Sewer Detail Sheets			٧			See Section 3 L	Section 3 Utility Policy, 2014 Standard Policy Manual					
Water Dis	tribution Improvements: On-Site &	Off-Site		٧			Sharyland Water	rland Water Supply Standard Policy's					
Water Distribution Detail Sheet (Fire Hydrant Assembly)				٧			See Section 3 L	Itility Policy, 2014	Standard Policy	/ Manual			
Drainage	Improvements:		٧										
Drainage Detail Sheets				٧			See Section 1 Drainage Policy, 2014 Standard Policy Manual						
Minor/Maj	or Collector Streets Improvements	:		٧			See Section 2 S	treets Policy, 201	4 Standard Poli	cy Manual			
Street Sig	n Sheet:			٧									
Street Det	ail Sheets			٧			See Section 2 S	treets Policy, 201	4 Standard Poli	cy Manual			
Street Lig	hting Sheet:			٧									
Traffic Co	ntrol Plan:			٧									
Erosion C	ontrol Plan			٧									
Frosion C	ontrol Plan Detail Sheet		V			See Storm Water	er Management, 2	014 Standard F	olicy Manual				

DESCRIPTIO	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS									
Pre-Construction Meeting:														
Notice To Proceed					٧			Dated:						
Roadway Open-Cut or Bore Permit Application					٧			Dated:						
TX-Dot Water UIR Permit					٧									
TX-Dot Sewer UIR Permit					٧									
N.O.I. Submittal					٧			Dated:						
SWPP Booklet Submittal					٧			Dated:						
RFI #1 Request					٧			Dated:						
Change Orders					٧			Dated:						
Final Walk Though					٧			Dated:						
Punch List					٧			Dated:						
Punch List ()					٧			Dated:						
Letter of Acceptance					٧			Dated:						
1-year Warranty (Water/Sewer/Paving/I	 Drainag	je)			٧			Dated:						
Backfill Testing Results					٧			Dated:						
As-Builts (Revised Original Submittal)					٧			Dated:						
Recording Process:					•									
Public Improvements with (Letter of Cre	dit)				٧			Dated:				Expires:		
Recording Fees		\$	106.00		٧			As requ	uired by Co	unty	Clerks office	e		
Copy of H.C.D.D. #1 of invoice					٧			Require	ed to be pa	id pr	rior to Final S	Stages		
Street Light Escrow		\$	-		٧				uired:		0	EA. @	\$	-
Street Escrow (10th Street - SH336)		\$	-		٧			Red	uired:		0	EA. @	\$	-
Sidewalk Escrow (10th Street - SH 336))	\$	16,500.00		٧			Red	uired:		660	LF @	\$	25.00
TOTAL OF ESCR	OWS:	\$	16,500.00						•			_		
Total Developer's Construction Cost: (L	_etter o	f Cred	dit)					Date :				Lender:		
Laboratory Testing Fee: 3%		\$	-		٧			\$			-	Estimated C	Construction	Cost
Inspection Fee: 2%		\$	-		٧			\$			-	Final Const	ruction Cos	t
Park Land Fees: Park Zon	e #2	\$	-		٧			0	Lots @	\$	-	Full rate with	nin the ETJ	
0 Residential \$	-	\$	-		٧			50%	Developm	ent		50%	Building	Stage
0 Multi-Family \$ 19	50.00	\$	-			٧		50%	Developm	ent		50%	Building	Stage
Water Rights: COE - C	CN	\$	100,113.75		٧			34	.560		Acres		\$	2,896.81
Water 30-year Letter (Residential)		\$	2,925.00		٧			9	Lots @	\$	325.00		COE W	ATER-CCN
Water 30-year Letter (Multi-Family)		\$	18,000.00			٧		120	Units @	\$	150.00			
Sewer 30-year Letter COE - C		\$	23,210.00		٧			11	Lots @	\$	2,110.00		COE SE	WER-CCN
TOTAL OF F	EES:	\$	126,248.75											
Reimbursements:					1			0	<u> </u>					
Developer Sewer Improvements		\$	-			٧			System:		0.000	AC	\$	-
Developer Water Improvements	NTC.	\$ \$	-			٧		Off-Site	e System		0.00	AC	\$	-
TOTAL OF REINBURSEME	N15:	Þ	•											
Buyouts: North Alamo Water Supply Corporation		\$.,			Doguiro	ed Buyout		0.00	AC.	\$	
***		Þ	-		٧	-1					0.00	AC.	Ф	-
Sharyland Water Supply Corporation Tax Certificates					<u> </u>	٧	<u> </u>	Not App	meable					
					V									
County of Hidalgo / School District								Hidolas	County Im	inati:	on District #	1		
Water District Total of Escrews Fees Peimbursen	nonto c	nd D	IIVOII t e:		V	<u> </u>	<u> </u>	I i iiuaiyo	County Iff	iyalli	שוואווטו ווט ווט #	1		
Total of Escrows, Fees, Reimbursen	Stroot	& Cidowo	lk Impro	romanta t	for Roeigie	re D	nad							
Inspections other Fees	,500.00 ,248.75							/Water Right	6					
Reimbursements		\$ \$	120									o		
		\$ \$		-	Reimbursement to the Developer of Subdivision									
City of Edinburg To the Developer of Record		<u>\$</u> \$		-	15% Payable to the City of Edinburg for Administrative Fee85% Payable to the Developer of Record Owner / Developer									
Buyouts		\$ \$			Based on Subdivision (Need Request and Approval rate from NAWSC Broad)									
· · · · · · · · · · · · · · · · · · ·	TAL :		1.42	.748.75									auj	
	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts													



STAFF REPORT: RICDEZ ESTATES SUBDIVISION

Date Prepared: January 4, 2022 Planning and Zoning Meeting: January 10, 2022

FINAL Plat

Subject: Consider the **FINAL** Plat of RICDEZ ESTATES Subdivision, being a 5.0 acre tract

out of land out of Lot 8, Section 250, Texas-Mexican Railway Company's Survey Subdivision, located at 5201 East Mile 17 North (Chapin St), as requested by SAMES

Engineering.

Location: The property is located at the northwest corner of East Mile 17 North (Chapin

St) and North Alamo Road, and is within the City of Edinburg ETJ.

Zoning: Not Applicable

Analysis: The Final Plat proposes a single-family residential development with a total

of five (5) lots averaging approximately 21,100.00 sq. ft. with proposed set

backs as follows: Front 30 ft., Side 15 ft., and Rear 30 ft.

Utilities: Water Distribution System and Sanitary Sewer Collection System are within

North Alamo Water Supply Corporation – CCN and with the availability to extend sewer to serve development. All utility improvements within the proposed subdivision that are not limited to water, sewer, curb & gutter, and fire hydrants will be installed by the developer in accordance with the

approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Final Plat, subject to the compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilites Department:

Final Phase Submittal comments for this subivision are included in the packet. As per Engineering, the plat shall be Final Approved until all comments have been addressed by the project engineer.



City of Edinburg Fire Department:

The following are the Final phase submittal comments as noted by the Fire Department:

- 1. Provide street names to the City of Edinburg Engineering Department for approval.
- 2. Fire lane 15 ft. in width shall be painted in front of all fire hydrants.
- 3. Provide double face blue fire hydrant street marker on center on the street in front of the fire hydrant.
- 4. Fire hydrant shall be every 600 ft. for one and two family dwellings as per Section 507.5.1 of 2012 IFC.
- 5. All streets should be 32 ft. B-B paving section according to Table 8.204 of the Edinburg Unified Development Code.

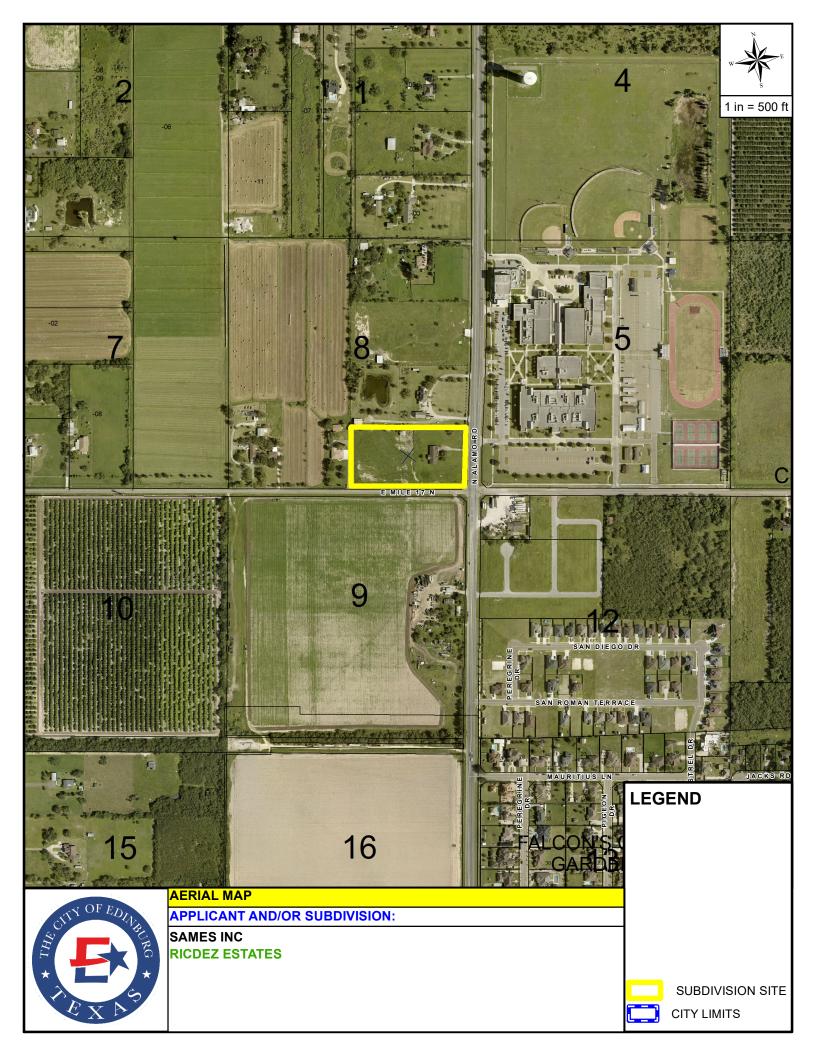
City of Edinburg Storm Water:

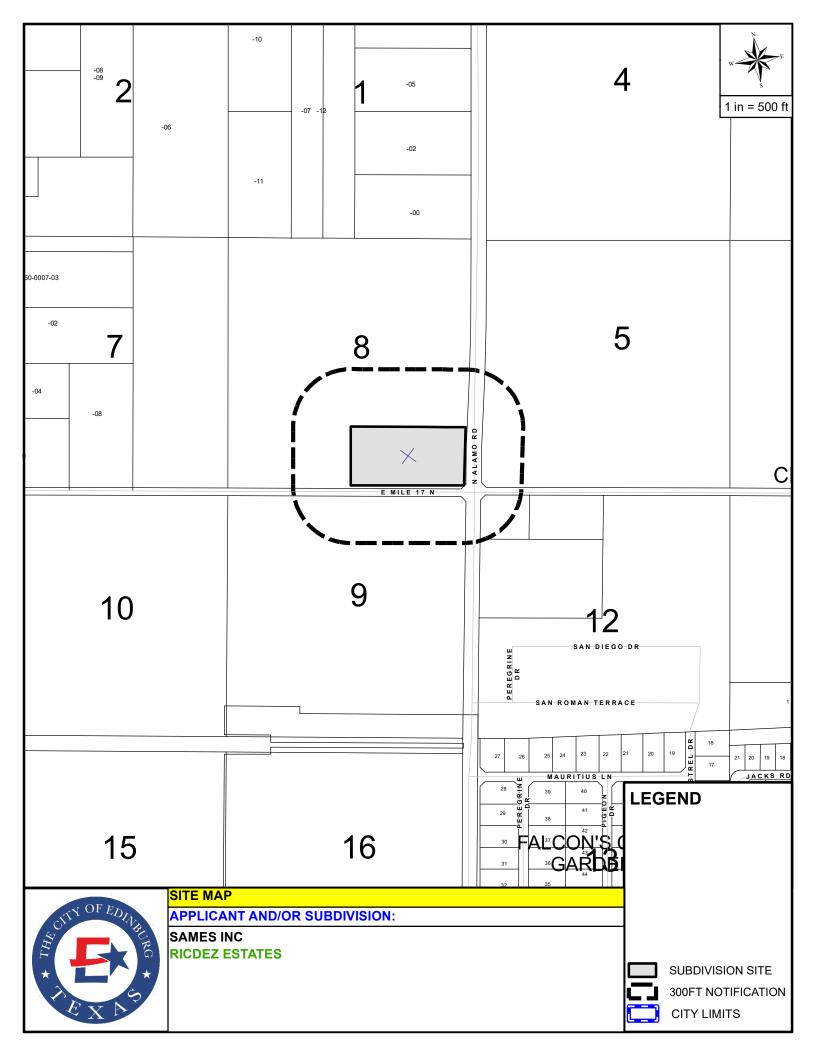
The following are the Final phase submittal comments as noted by Storm Water:

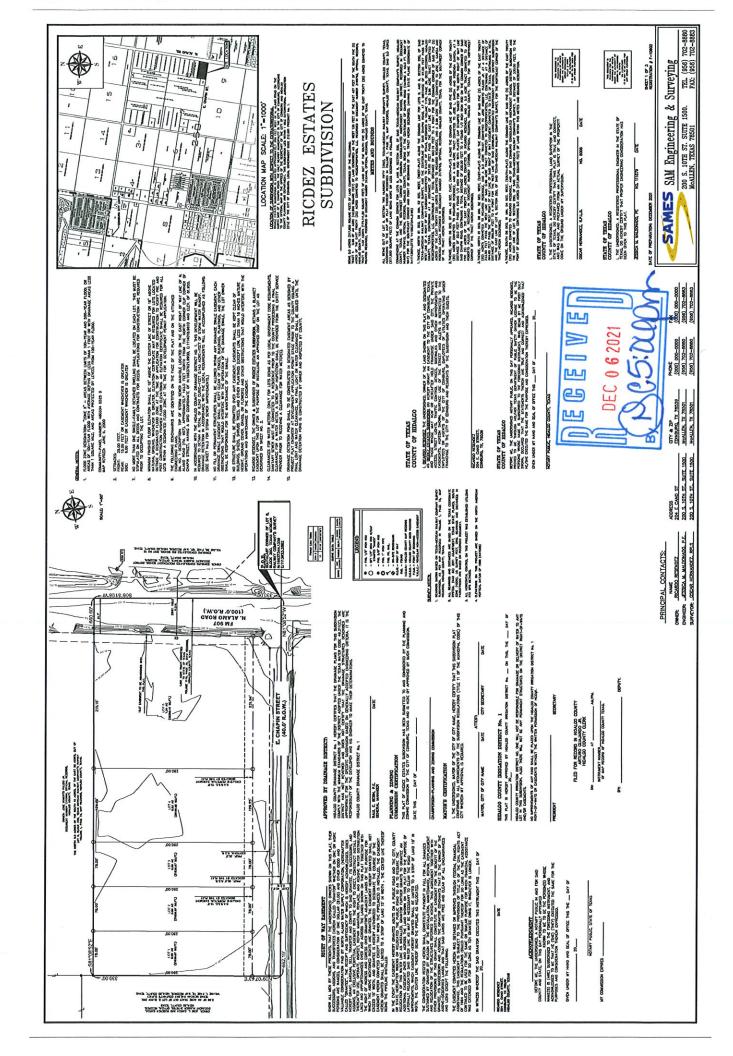
- 1. **SW3P** (Stormwater Pollution Prevention Plan)
- 2. **NOI** (Notice of Intent, Per TCEQ)
- 3. Large Construction Notice (Per TCEQ Inventory)
- 4. **Detailed Erosion Control Plan** (Silt Fence, Construction Entrance, Inlet Protection, Concrete Washout)
- 5. **Detailed Post Construction BMP's Plan** (70% Vegetation or Silt Fence back of curb)
- 6. **Plat Note** (All construction shall comply with Stormwater Pollution Prevention Plan (SW3P) requirements. Erosion and Sedimentation Controls constructed in accordance with the Stormwater Ordinance 98.30 of the City of Edinburg are required for all construction on each lot including single family and duplex/multi-family construction)
- 7. **NOT** (Notice of Termination, Per TCEO) will now be required before the final walk through.
- 8. Comments:
 - SW3P Plat note has been revised. Please see the note for your reference.
 - NOT will need to be submitted before the final walk through.
 - Stormwater is now requiring a Post Construction Plan on plans that are submitted, either 70% vegetation or Install Silt Fence behind the back of curb.
 - Silt Fence around the entire project.
 - Large Construction Notice needs to be submitted with contractors contact information.
 - All items must be submitted before the NTP is issued.
 - Please email pending items to rvalenzuela@cityofedinburg.com

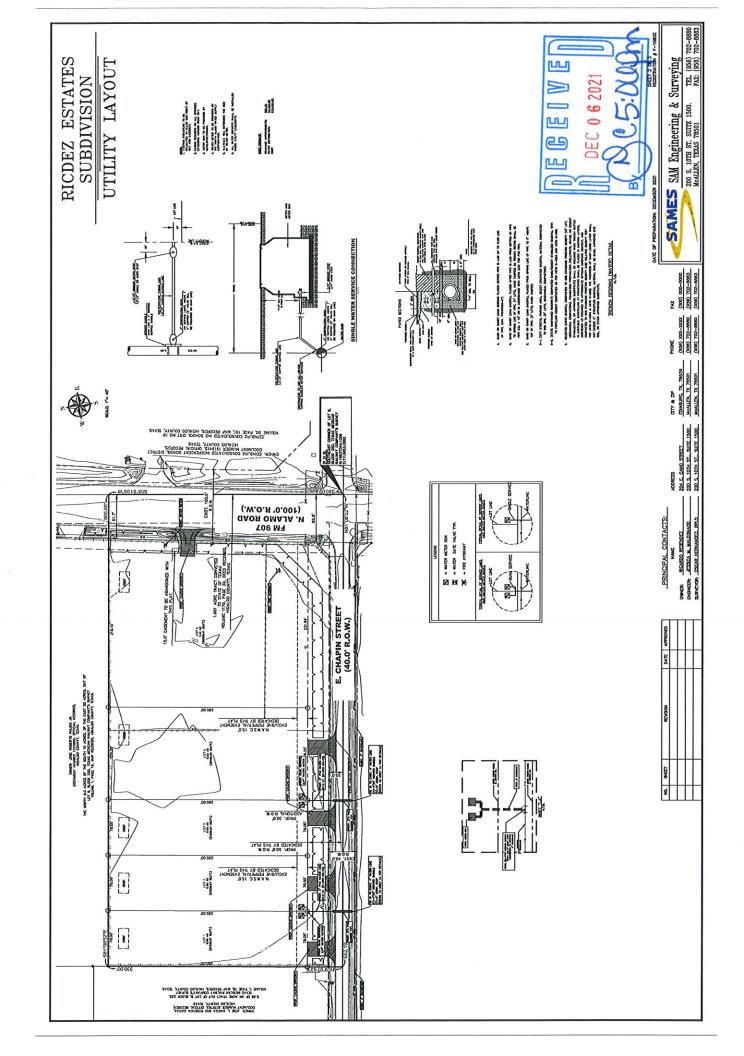
City of Edinburg Solid Waste:

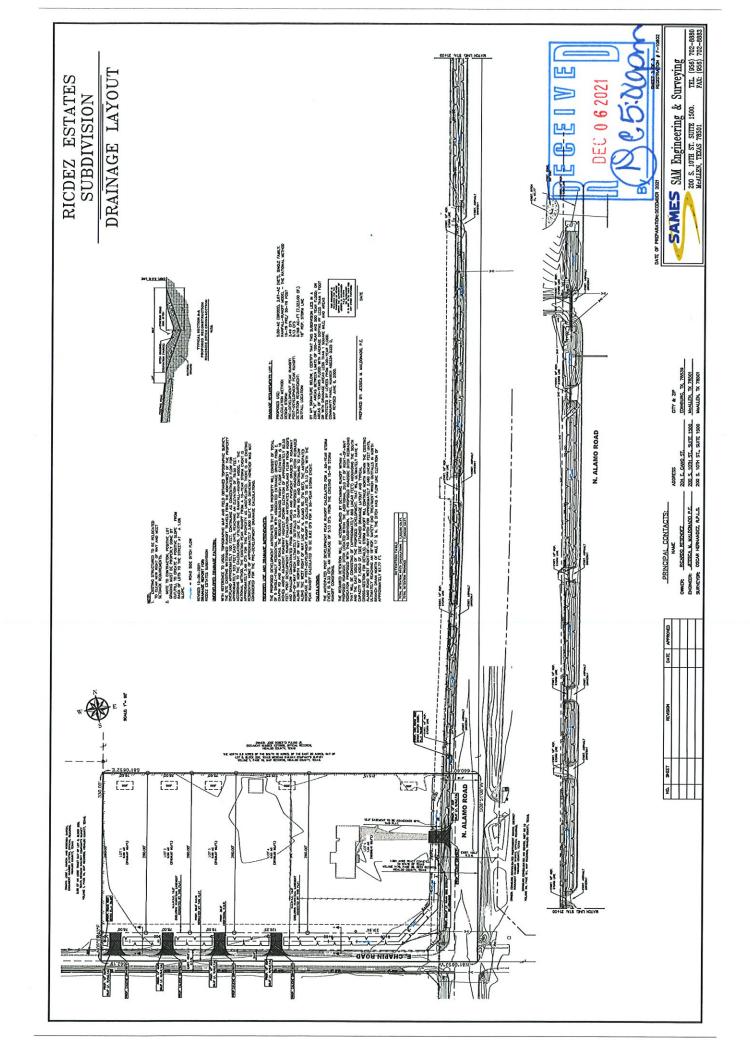
Single Family Residential Development within the City of Edinburg - ETJ.













PLANNING & ZONING DEPARTMENT

PLANNIN	G & ZONING DEPARTMENT (956	וופועועם			ROCESS	DRECK LIST	Date :	January 13, 2022						
Date		P&Z				P&Z			City					
Filed:	December 7, 2021	Preliminary:	Jan	uary 17,	2022	Final:			Council:					
-		- O. "D. :	_		0004		1: 005	D	_					
Reviewed By:	Abel Beltran, Subd. Coor.	Staff Review : Staff / Engineer :		mber 17 mber 22		_	ne Line : 365 tension : 0	Days Days	Expires : Expires 1:					
-	abeltran@cityofedinburg.co	_	DCCC	IIIDCI ZZ	, 2021	_	tension: 0	Days Days	Expires 2:					
2	abolitian e-oley or cambargioo	<u> </u>				LIIG LX			ZXP1100 Z.					
_	Zoning Department:	Kimberly A. Mendoz					loza@cityofed	_	City Office #:	(956) 388-8202				
Utility Dep		Gerardo Carmona, I	P.E.				ona@cityofed		City Office #:	` '				
	Public Works	Vincent Romero					@cityofedinbu		City Office #:	, ,				
Director of	Engineering	Mardoqueo Hinojos	a, P.E., (CPM	Email:	mhino	josa@cityofed	dinburg.com	City Office #:	(956) 388-8211				
(Owner: Ricardo Res	senez, Developer		204 Can	o Street	Edinburg,	, TX 78539	Jessica Ma	ldonado, P.E.	, Project Engineer				
	RICDEZ ESTATES	SUBDIVISION					Cor	sultant : SAME	S, Inc.					
	DESCRIPTION		Provided	Need to Provide	Not Applicable	Need to Revise		СОМ	MENTS					
Subdivis	on Process:													
Subdivisio	n Plat Submittal		٧											
Warranty [Deed		٧											
Topograph	ny Survey		٧											
Drainage F	Report Submittal (As Per City Drain	nage Policy)	٧				Approved by H.	C.D.D.#1	Date:	Pending Approval				
Zoning: C	ity Limits - Commercial General	٧												
Flood Zon			٧				Zone "X" (Un-S	haded), Panel # 48	0334 0325 D,	Dated June 6, 2000				
	ry Submittals:				ı									
	Proposed Water Distribution Layo	٧				<u> </u>	ı - Water Distributio							
Water Distribution System Provider:							City of Edinburg - Water Distribution System							
Existing & Proposed Sewer Collection Layout							City of Edinburg - Sanitary Sewer Collection System							
	ewer Collection System Provider:		٧				City of Edinburg - Sanitary Sewer Collection System							
	nd Proposed Drainage Layout Syst		٧					Drainage System						
	ector / Arterial Right-of-way Dedica		٧				Proposed City S							
	jor Collector Street Pavement Sec	tion	٧					o Standard Street	T .	Tau a				
	Appeals Request: (Date)		٧				Planning &	Zoning Meeting	Results	City Council Meeting				
	ening Improvements				٧	ļ								
	Sidewalk Improvements				٧	ļ								
	mprovements tion Plans Review Submittals:	(500 50	V	Canatu	tion	Dlana Si	 	2044 STAND	ADD DOLLOY	/ MANULAL \				
Cover She		(366.26	Ction 4	V	uction	Pians St	IDMITTALS POINT	y, 2014 STAND	ARD POLICE	WANUAL)				
	ny Sheet (Utilities, Bench Marks)			V										
	ewer Improvements: On-Site & Off	f-Site		٧			City of Edinburg	Sanitary Sewer S	tandard Policy	's				
	ewer Detail Sheets		٧				City of Edinburg Sanitary Sewer Standard Policy's See Section 3 Utility Policy, 2014 Standard Policy Manual							
	ribution Improvements: On-Site &	Off-Site		٧				Water Supply Sta		y manaar				
	ribution Detail Sheet (Fire Hydrant			٧				Jtility Policy, 2014		v Manual				
	mprovements:	, riccomory,		٧			000 000,011 0 0	Juney 1 0110y, 2011	otanaara r ono	y manaar				
	Detail Sheets			٧			See Section 1 [Orainage Policy, 20	14 Standard P	olicv Manual				
Minor/Major Collector Streets Improvements:				٧			See Section 1 Drainage Policy, 2014 Standard Policy Manual See Section 2 Streets Policy, 2014 Standard Policy Manual							
Street Sign				٧				,,		· ·				
Street Det				٧			See Section 2 S	Streets Policy, 2014	1 Standard Poli	icy Manual				
	nting Sheet:			٧				,		,				
Traffic Cor				٧										
	ontrol Plan			٧										
	ontrol Plan Detail Sheet			V			See Storm Wat	er Management 20)14 Standard F	Policy Manual				

RICDEZ ESTATES SUBDIVISION Page 1 of 2

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS							
Pre-Construction Meeting:												
Notice To Proceed		٧			Dated:							
Roadway Open-Cut or Bore Permit Application	 າ		٧			Dated:						
TX-Dot Water UIR Permit			٧									
TX-Dot Sewer UIR Permit			٧									
N.O.I. Submittal			٧			Dated:						
SWPP Booklet Submittal			٧			Dated:						
RFI #1 Request			٧			Dated:						
Change Orders			٧			Dated:						
Final Walk Though			٧			Dated:						
Punch List			٧			Dated:						
Punch List (Completed and Approved)			٧			Dated:						
Letter of Acceptance			٧			Dated:						
1-year Warranty (Water/Sewer/Paving/Draina	је) <u> </u>		٧			Dated:						
Backfill Testing Results			٧			Dated:						
As-Builts (Revised Original Submittal)			٧			Dated:						
Recording Process:												
Public Improvements with (Letter of Credit)			٧			Dated:			Expires:			
Recording Fees	\$ 106.0	00	٧			As requ	uired by Cou	inty Clerks offic	ce			
Copy of H.C.D.D. #1 of invoice			٧			Require	ed to be paid	d prior to Final	Stages			
Street Light Escrow	\$ -		٧			Rec	quired:	0	EA. @	\$	-	
Street Escrow (E. Chapin Road)	\$ 34,426.	33	٧			Rec	quired:	425	EA. @	\$	81.00	
Sidewalk Escrow (E. Chapin Road)	\$ 10,625.		٧			Rec	quired:	425	LF @	\$	25.00	
TOTAL OF ESCROWS:	\$ 45,051.	33										
Total Developer's Construction Cost: (Letter of	, , , , , , , , , , , , , , , , , , ,					Date :			Lender:			
Laboratory Testing Fee: 3%	\$ -		٧			<u> </u>			+	nated Construction Cost		
Inspection Fee: 2%	\$ -		٧			\$		-	-	ruction Cost		
Park Land Fees: Park Zone # 5	\$ 1,500.0	00	٧			5		-	Full rate with			
0 Residential \$ -	\$ -		٧			50%	Developme		50%	Building Sta	•	
0 Multi-Family \$ -	\$ -			٧		0%	Developme		0%	Building Sta	ge	
Water Rights: COE - CCN			1	٧			.000	Acres		\$	-	
Water 30-year Letter (Residential)	\$ -		-	٧		5	Lots @			NAWSC WA	TER-CCN	
Water 30-year Letter (Multi-Family)	\$ -		-	٧		0		<u> </u>		NAM/00 051	WED CON	
Sewer 30-year Letter COE - CCN TOTAL OF FEES:	\$ - \$ 1,500.0	00	1	٧		5	Lots @	\$ -		NAWSC SEV	VER-CCN	
Reimbursements:	φ 1,500.	, o	1									
Developer Sewer Improvements	\$ -		Τ	٧		Off Site	e System:	0.000	AC	\$		
Developer Water Improvements	\$ -			V			e System.	0.000	AC	\$		
TOTAL OF REINBURSEMENTS:	\$ -		<u> </u>	, v		OII-OIL	o Oystern	0.00	Α0	Ψ		
Buyouts:	· ·		1	<u> </u>	<u> </u>	<u> </u>						
North Alamo Water Supply Corporation	\$ -			٧		Require	ed Buyout	0.00	AC.	\$	_	
Sharyland Water Supply Corporation	_ -			V		Not App				-		
Tax Certificates		-			<u> </u>	1						
County of Hidalgo / School District			V									
Water District			V			Hidalgo	County Irric	ation District #	<u> </u>			
Total of Escrows, Fees, Reimbursements	and Buvouts:			·	I	1	y 11118	,	•			
Escrows	\$	45,051.83	Street	& Sidewa	ılk İmprov	ements f	for E. Chapir	n Road				
Inspections other Fees	1,500.00	+					ent/Water Righ	nts				
Reimbursements	\$	-	1				of Subdivis					
City of Edinburg	\$	-	15%					dministrative F	ee			
To the Developer of Record	\$		85%					Owner / Develo				
Buyouts	\$							roval rate from	-			
TOTAL:		46,551.83	+					oursements &				
		10,001.00	POVEIO	Joi Total	JUJI 01 1	JUJ, LJU	, 11011111	and difficulty of	Dayouto			

Planning and Zoning Commission

Attendance - 2022

2022

First Name	Last Name	Position	Jan	Feb	Mar	Apr	May	June	July	August	September	October	November	December
Joe	Ochoa	Chairperson	P	P	P	Α	Р	P	Р	P	Α	Α	Р	P
Hiren	Govind		P	P	P	P	Α	Α						
Jorge	Sotelo	Vice-Chair	P	P	P	P	P	P	P	P	P	Р	Р	P
Ruby	Casas	Commissioner	Р	P	Р	Р	P	P	P	P	Α	Α	Р	P
Jorge	Gonzalez	Commissioner	Р	P	Р	Р	Р	P	P	Α	Р	P	Р	P
Victor	Daniec	Commissioner	P	P	P	P	P	P	Р	P	Р	Р	Р	P
Rene	Olivarez	Commissioner	Р	Р	Р	P	P	P	P	P	Р	Р	P	P
Elias	Longoria, Jr.	Commissioner							P	P	Α	Α	P	P